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**J**ob reference: 2019 enquiry 01

**A**ddress: 23-25 Drake Street, Rochdale

**D**ate: 6-4-2019

**E**xtra notes: **change of use full planning from former B1 use office and part A1 retail use to form 10no C3 use residential apartments with 2no smaller A1 retail use with Crime impact statement**

**CONTENTS**


- **INTRODUCTION**
- **PURPOSE OF CRIME IMPACT STATEMENT**
- **ANALYSIS OF SITE**
  Crime issues at Location
- **RISK ASSESSMENT**
  1. Risks associated with Building Type
  2. Risks associated with Site
  3. Risks associated with Construction
- **ASSESSMENT OF DEVELOPMENT**
- **THE PROPOSED DEVELOPMENT**
  1. Site – Design Layout and Spatial Relationships
  2. Houses – Design Layout and Spatial Relationships
- **MANAGEMENT & MAINTENANCE**
- **CONCLUSIONS**
- **APPENDICES**
  Appendix 1 Glossary of Crime Types
  Appendix 2 Considerate Contractor Scheme


**Community Safety Implications:**
There are no foreseen community safety implications so the proposal meets with Council's policies.

The building is currently vacant. To do nothing, the building will remain vacant forever and fall into dilapidated state. As a result of fearing the building not being able to re-let, our clients has decided to have a plan B in place to have change of use. To provide a fresh use will also assist with sustainable use of an existing building and providing town centre. Also the change of use will be a good sought after and affluent area with good post code for residents.

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**INTRODUCTION**

Jade3 has been instructed by Mr Mohammad Sadeeq previously to assist with the change of use via the **'prior notification approval'** process of vacant B1 use office and part A1 retail use to form 10no C3 use residential apartments with 2no smaller A1 retail use which related to 23-25, Drake Street, Rochdale. The site falls within Rochdale Town Centre Conservation Area, and is located within a mixed use area. No dedicated off-street parking is provided at the site.

Our clients have owned the building and it has been vacant for many years despite vigorous marketing for the whole building. The building was leased to a tenant whom has abused the building and was eventually evicted by the bailiffs. However, the planners have stated that since the building had been vacant for many years was not have been used as offices on 29-5-2013 and has been use illegally for other as sui generis use therefore the planners stated that they do not really qualify for the prior notification approval route. On the other hand, does it mean that since it had been operating as other use, does it mean that the new use is been automatically

approved? Obviously not! Therefore it is obviously an unfair assessment, however, in order for the project to move forward swiftly and avoiding it to fall into a dilapidated state, our clients have no choice but to withdraw the former change of use applications via the prior notification routes and replace with a full planning. As part of the planning validation, a Crime Impact Statement (CIS) is required when the redevelopment is considered to be 10 units or more as it is deemed to be under a major development project.

The following Crime Impact Statement has been written to meet the requirements of the Government Guidance on changes to the development control system which became effective from the 10th August 2006. The crime impact statement should be read in conjunction with all other information that forms the Planning application for the residential development as follows.

- Architects Drawings
- Design and access statement
- Heritage statement

**Crime prevention**

The 'National Planning Policy Framework makes clear that developments should achieve healthy, inclusive safe and accessible places, so that crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion.

Policy DS5-Safe and Inclusive Places supports the above statement and requests that developments reduce opportunities for crime and anti-social behaviour, this should be considered at the initial design. This is in pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998.

New development should incorporate crime prevention measures to achieve:
i) Pedestrian safety on footpaths by ensuring through visibility from existing highways
ii) Natural surveillance of public spaces from existing and proposed development
iii) Secure locations for car parking areas (if required)

The redevelopment shall incorporate measures to minimise the risk of crime and meet with the specific needs of the site and development.

**PURPOSE OF CRIME IMPACT STATEMENT**

Crime Prevention through environmental design (CPTED) provides a framework for Incorporating crime precautions within quality design of the built environment, focusing on reduce the opportunity to commit potential crime.

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Crime prevention or secured by design is a material consideration in the planning process PPS 7 makes clear that a key objective for new developments should be that they create sage and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. (Para 87, page 15, DCLG circular 01/2006 – Guidance on Changes to the Development Control System).

This plan will be further developed through consultation with client, local authority, and the Architectural liaison officers of Secured by Design and Greater Manchester Police and has been structured to address likely;

- Effects of proposals on crime and disorder.
- Identify design solutions base on the crime issues in the area that will reduce the proposals' vulnerability to crime
- Design, layout and spatial relationships.
- Physical security. Management and maintenance.

There are 4 Key principles to CPTED:

- **Surveillance**
  people are seen, and can be seen
- **Access Management**
  users of an environment are passively directed to some places, whilst being restricted from others.
- **Territoriality**
  ownership of spaces is defined by clear boundaries.
- **Environmental Quality**
  well maintained and high quality environments attract users and aid surveillance

**ANALYSIS OF THE SITE**

The site is located in the town centre within a number of retail units on the ground floor along Drake Street frontage, most upper floors of the surrounding buildings are either apartments, offices or vacant with a bus station at the rear. Most buildings are constructed in brick and render and some at the rear are already in various states of disrepair. For whatever reason, several retail units on the ground floor are vacant along Drake Street which encourage vandalism and any potential social behaviour.

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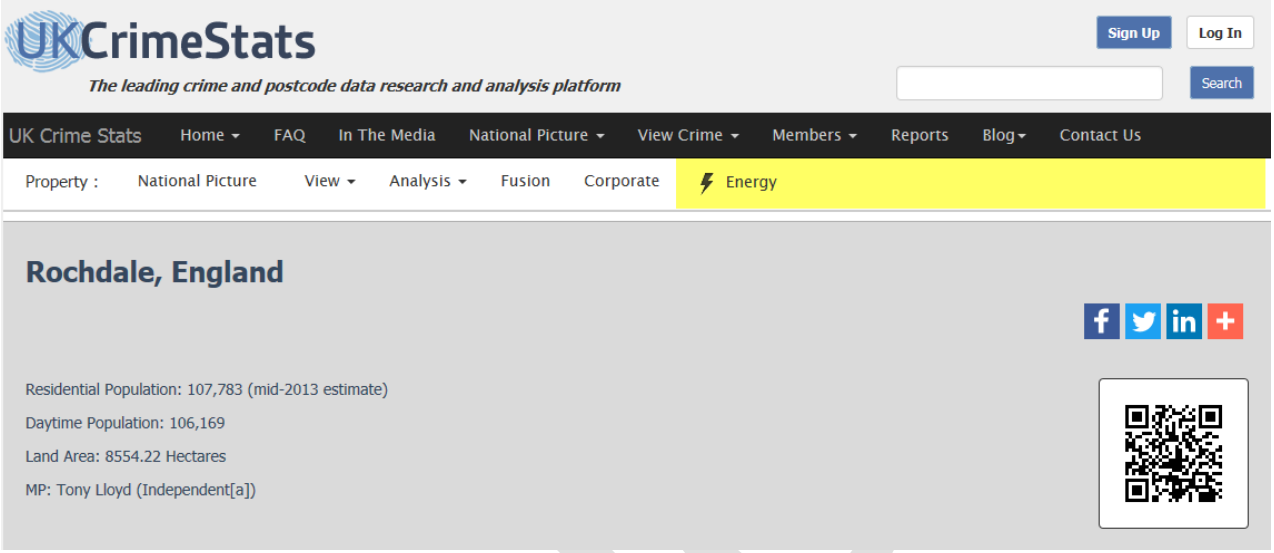
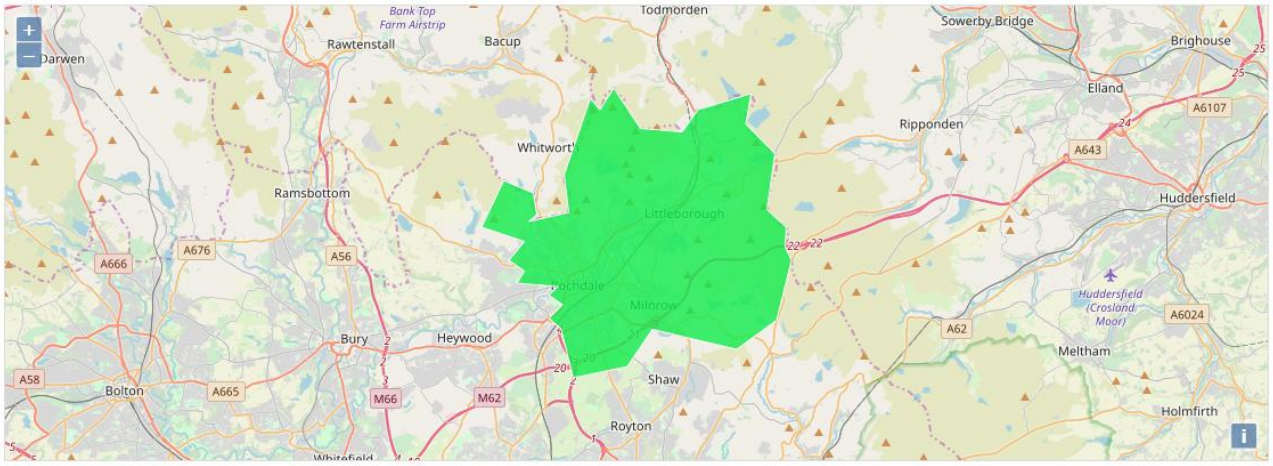
The following crime figures and charts have been extracted from UK Crime Stats as follows




## Crime in Rochdale

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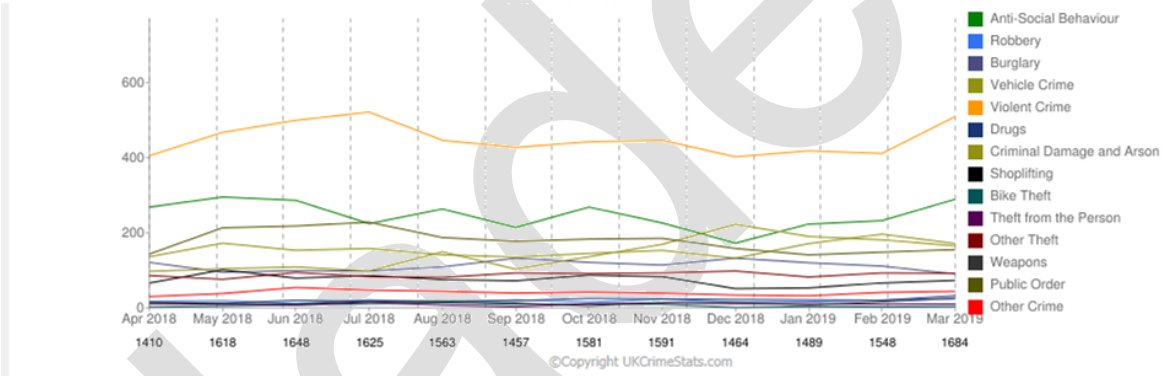
## Crime in Rochdale

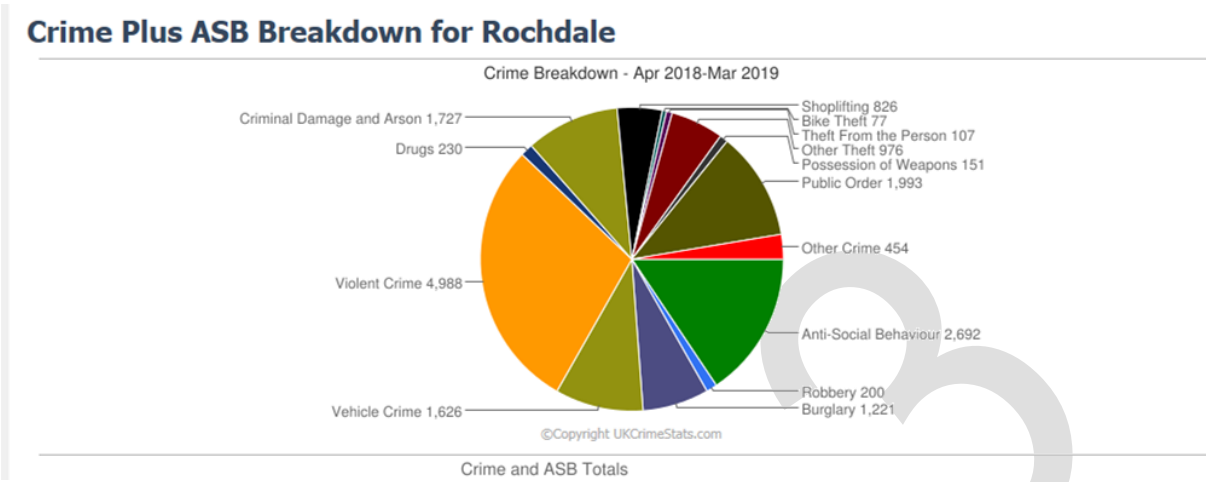
| | ASB | Burglary | Robbery | Vehicle | Violent | Shoplifting | CD&A | Other Theft | Drugs | Bike Theft | Theft From the Person | Weapons | Public Order | Other | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mar 2019 | 289 | 90 | 25 | 165 | 509 | 73 | 171 | 92 | 32 | 4 | 10 | 25 | 155 | 44 | 1,684 |
| Feb 2019 | 232 | 111 | 20 | 181 | 411 | 66 | 196 | 93 | 20 | 3 | 10 | 16 | 148 | 41 | 1,548 |
| Jan 2019 | 223 | 120 | 16 | 190 | 418 | 53 | 171 | 82 | 21 | 4 | 11 | 7 | 141 | 32 | 1,489 |
| Dec 2018 | 172 | 132 | 15 | 222 | 402 | 51 | 132 | 98 | 22 | 1 | 11 | 14 | 158 | 34 | 1,464 |
| Nov 2018 | 226 | 114 | 23 | 169 | 446 | 83 | 153 | 93 | 24 | 9 | 13 | 14 | 185 | 39 | 1,591 |
| Oct 2018 | 268 | 121 | 15 | 136 | 442 | 87 | 145 | 91 | 25 | 10 | 11 | 5 | 183 | 42 | 1,581 |




Crime Type and ASB Charts for Rochdale

### Crime issues at location

From the UK Crime stats, the full total crime figures appeared to have increased in March 2019 ( 1,684 incidents) as compared to February 2019 (1,548 incidents). As a result, the residential apartment design needs to ensure that the risk assessment is to be minimised by taking into considerations the secured by design approach.




## RISK ASSESSMENT

### Risks Associated with Building Type

The typical security issues for a residential redevelopment of this nature are:

- Acts of theft and criminal damage during the construction period.
- Burglary of premises.
- Cash robbery/theft of residents' belongings.
- Theft of/from parked vehicle.
- Bogus callers.
- Unauthorised access in building.
- Wilful damage of property/building.
- Attacks on residents particularly early morning/late at night.

### Risks Associated with Site

The seven attributes of safe places are contained within "*Safer Places – The Planning System and Crime Prevention,* a planning guidance document issued by the Home Office and the ODPM (now the CLG) for England and referenced by Planning Policy Statement 1 (PPS 1). All several general attributes, listed below, should be considered and applied to the detailed design of the residential development:

***1. Access and movement*** *– places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security. Crime and anti-social behaviour are more likely to occur if:*

- *Pedestrian routes are poorly lit, indirect and away from traffic;*

- *Streets, footpaths and alleyways provide access to the rear of buildings;*
- *There are several ways into and out of an area – providing potential escape ;routes for criminal activity;*
- *It is easy for people to become lost or disorientated; streets and spaces are unwelcoming or underused by capable guardians.*

***2. Structure** – places that are structured so that different uses do not cause conflict. Crime and anti-social behaviour are more likely to occur if:*

- *Buildings and private/communal spaces have a large number of sides exposed to the public realm;*
- *The way that buildings streets and spaces are laid out allow criminals to move around and operate undetected;*
- *A place tends to bring together people who are likely to offend and suitable targets;*
- *Capable guardians are not present;*
- *Places become derelict or underused;*
- *Under and unused buildings and spaces that have become vulnerable to crime are not remodelled or removed.*

***3. Surveillance** – places where all publicly accessible spaces are overlooked. Crime and anti-social behaviour are more likely to occur if:*

- *Criminals can operate, including travelling to and from the location, without fear of being seen;*
- *Criminals or their activities do not attract attention – or they are confident that no one will take any action;*
- *All sides of buildings and all parts of spaces are not overlooked by surrounding users or passers-by;*
- *Buildings and spaces are not designated to allow surveillance 'outside' from 'inside' and vice versa.*

***4. Ownership** – places that promote a sense of ownership, respect, territorial responsibility and community. Crime and anti-social behaviour are more likely to occur if:*

- *It is unclear whether space is public or private, and what behaviour is expected in each;*
- *Private space is easily accessible to people who have no right to be there;*
- *An offender's presence in the area does not attract attention;*
- *A place feels like it is not under supervision of local residents, businesses, organisations or other users.*

***5. Physical protection*** *– places that include necessary, well-designed security features. Crime and anti-social behaviour are more likely to occur if:*

- *The target hardening measures (for example the doors, windows and gates recommended for 'Secured By Design' (SBD) accreditation) are not selected to be appropriate to the building and to the crime risk faced, or are not integrated, installed or used properly;*
- *It is easy to enter and exit properties illegally;*
- *It is easy to remove property.*

***6. Activity*** *– places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times. Crime and anti-social behaviour are more likely to occur if:*

- *An area is either very quiet or very busy, depending on the local context and the type of crime;*
- *Different groups of people feel that there is nothing to do;*
- *Criminals can go about their business unnoticed;*
- *Places become devoid of activity at certain times of the day or night, whilst remaining accessible to offenders;*
- *Potential offenders and/or victims are concentrated in the same place at the same time, such as bus stops, taxi ranks, or fast food outlets after pubs close or areas of the town centre throughout the evening.*

***7. Management and maintenance*** *– places that are designed with management and maintenance in mind, to discourage crime in the present and the future.*
*Crime and anti-social behaviour are more likely to occur if:*

- *Places are untidy or unattractive, giving the impression of not being cared for or that crime and disorder is tolerated;*
- *Signs of disorder and neglect, such as broken windows, abandoned vehicles or graffiti are not removed at the earliest opportunity;*
- *An organised human presence (such as police, security guards, street wardens or concierges) is absent.*

The above general measures/principles should be considered in the detailed design of the residential redevelopment. In terms of the layout of the development, the following site/development specific issues are highlighted at this stage and need to be addressed in the final design:

- Building lines should be kept as simple as possible. Recesses and sheltered areas can create hiding places and congregation points which are a focal

point for crime and anti-social behaviour, possibly leading to littering, graffiti, vandalism and arson.
- A successful lighting scheme deters and reveals potential intruders and reduces the fear of crime. Lighting levels should be good, but not oppressive and evenly distributed.
- Any landscaping features (hard or soft) should not impede natural surveillance of/from the buildings. Future soft landscaping growth and maintenance must be taken into account at the detailed design stage.

**Risks Associated with during Construction**
Careful consideration should be given to securing the site during construction, to prevent unauthorized access and theft of equipment.

For more information the principle contractor should contact the "Architectural Liaison Unit";
Design for Security Consultancy
Greater Manchester Police,
HQ, Chester House,
Boyer Street,
Manchester
M16 0RE

Design for security
4th Floor
Greater Manchester Police HQ
Northampton Road
Central Park
Manchester
M40 5BP

Untidy sites and their surroundings can be littered with debris and easily accessible to vandals who often use loose materials as missiles to commit crime.

The principle contractor on this scheme should be a member of the 'Considerate Constructors Scheme' (see Appendix 2), who maintain responsibility for a tidy area around their site.

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**ASSESSMENT OF DEVELOPMENT**
**THE PROPOSED DEVELOPMENT - SITE**
This is a change of use full planning application **from former vacant B1 use office and part A1 retail use to form 10no C3 use residential apartments with 2no smaller A1 retail use on Drake Street frontage.**

**Roads and Footpaths**
Pedestrian access to the "front street facing" main doors to the retrial units is via well illuminated Drake Street. Drake Street also has the Metrolink running centrally to the road and the footpath material to the main public thoroughfare is already contrasting in colours and texture ensuring a sense of "private defensible space".

The residential main entrance is via River Street which is a side cul de sac road.

Footpaths within the site are minimal, however lighting is provided to the front and rear doors of each residential access. The cul-de-sac area along River Street will be lit as defined in BS 5489

**Dwelling Boundaries**
The building lines are tight against the site boundaries and there are no garden or any awkward corners where crime can commit.

**Layout and Orientation of residential apartments**
The existing building footprint is already in existence and the proposed layout of the retail units remained with access to the front of Drake Street to maximise active frontage for shoppers.

As mentioned in the Design and Access statement, the existing retail units appeared to be too big for the area and have been a challenge to let them and also crippled by the cost in business rates. As a result, it is the intention of reducing the size of the retail units where surplus floor areas on the ground floor have been proposed for additional residential units with separate own entrance at River Street. Separate access into the upper floor apartments are via River Street with its own dedicated vertical stair circulation to respective floors.

**Car Parking**
Since the redevelopment is within town centre location, there is no provision for car parking as it is in a sustainable location with public transporation at its doorstep.

**Bicycle Parking**
Unless cycle storage is adequately secured, it will not be used for its intended purpose. Containers specifically designed for secure cycle storage must be used, and not merely openly accessible racks. However, due to the tight constrained footprint, there is no space allocated for cycle storage. Especially Drake Street has very good and sustainable local transportation at the doorstep, there is no need for cycle storage needed on site.

**Site – Design, Layout and Spatial Relationships**
Any recesses or canopies are as high and as shallow as possible to avoid the creation of sheltered or hidden areas which may encourage loitering/gathering and become a focal point for crime and potential anti-social behaviour. There will be no features of the building (such as low walls, projecting or window cills) that provide a potential climbing aids to upper floor windows or roof.

**Planting**
The existing building footprint is already in existence and the proposed layout of the retail units remained with access to the front of Drake Street to maximise active frontage for shoppers. Similarly the residential footprint is to the boundary extent and there is no space for any planting.

**External Lighting and monitored CCTV.**
Lighting will be provided within the site and main entrances to retail and residential apartments, to an adequate lux level (as defined in BS 5489) so as not to allow any areas of pooling/shadowing. Appropriate lighting will be designed to cover high risk areas. Notwithstanding this, there are also existing street lighting present which should also provide some sense of lighting.

Front and rear entrances to properties are to be lit using a photo electric cell (dusk to dawn) operated light fitting with a manual override. All lighting will be automatically controlled by photo-electric cell or time switch. Fittings and wiring will be vandal resistant and located to minimise vulnerability to vandalism.

External lighting is to be installed externally above the main communal entrances to the retail shops or shared entrances into the residential apartments to illuminate the area. Suitable types of lighting are photocell / dusk until dawn lighting which is energy efficient which is cost effective to use will be proposed.

If there is constant light by the entrance there is more chance of seeing any person acting suspicious which can be reported to the Police.

Lighting should cover the access doors to the building, including the rear bin area. Photo electric cell or dusk until dawn lights which include a warm white led light are suitable to use and should not cause any harsh glare.

Monitored CCTV is provided to cover the same locations as noted above and work in unison with any lighting plan. CCTV should also cover the internal lobby areas, the stairwells area on each floor.

CCTV systems are to be high definition to 10.8Pixels that provide images which are of a good evidential quality and will allow a person to be identified from the top half of their body, which could be used for prosecution purposes.

**THE PROPOSED DEVELOPMENT**
**Design, Layout and Spatial Relationships**
All glazing at ground floor level or easily accessible from ground floor level will be laminated glass (with a minimum 'pvb interlayer' on at least one pane in double glazed units).

All ground floor and accessible doors and windows should have attack resistant glazing installed to BS EN 356 P1A so that in the event of any damage the glass will remain intact.

Easily accessible respective residential apartment main doors and windows are to be proposed to meet the physical security requirements of '*Secured by Design'*, in that a security specification such as PAS 24:2012 should be incorporated. This includes individual residential apartment entrance doors from shared corridors.

There are no awkward corners where a burglars can hide and all elements of crime prevention have been taken into account and meeting the guidance of secured by design.

Any replacement doors or windows should be to Building Regulations (Approved Document Q) standards below;

Door sets:

- BS PAS 24-2016
- STS 201 Issue 7:2015.
- LPS1175 Issue 7.2:2014 Security Rating 2+
- LPS 1175 Issue 8:2018 security rating 2+

- STS 202 Issue 6:2015 Burglary Rating 2.
- LPS 2081 Issue1:1:2016 Security Rating B.
- Bespoke wooden doors are to be a solid or laminated timber with a minimum density of 600kg/m³ and to 44mm thickness. Any panels within the door set are to be at least 15mm thickness and securely held in place. Beading is to be mechanically fixed and glued in place. The door to include a 5 lever mortice lock to standards BS 3621 /8621 with a night latch or rim lock which are tested to the same standards.

Some of the above door sets can include a minimum standard euro cylinder lock to BS EN 1303 standards which is 1 Star Rated and offers no resistance to crimes relating to lock snapping which is still a common method of burglary across West Yorkshire District. Any doors which will include a euro cylinder lock is to be 3 Star Rated to standards; TS007, STS 217 or Sold Secure Diamond Standards which offer more resistance to this type of attack and will reduce the risk of burglary and gaining access.

All windows will be certified to BS 7950, where this is not possible windows will conform to:

- Manufactured by a reputable supplier with ISO 9001: and,
- Ironmongery will be from a SBD registered supplier.
- BS 4873 (Aluminium)
- BS 7412 (PVC-U)
- BS 646 (Timber) or the BWF Timber Window Accreditation Scheme (TWAS)
- BS 6560 Steel
- BS PAS 24-2016
- LPS1175 Issue 7:2010 Security Rating 2
- STS 204 Issue 3:2012
- LPS 2081 Issue 1:1:2016 Security Rating B
- Ideally laminated glazing is to be installed within ground floor and accessible windows which is certificated to BS EN 356 P1A rating, so that if there were any damage or attempts of entry glass would remain intact.

Apartment windows which are located on ground floor levels or deemed accessible, would propose installing internal retractable style of window shutters to standards LPS 1175 SR2 or above, which will provide additional security for ground floor apartments only. If windows are being retained and made good, fitting window locks will provide additional security or anti-shatter film which will prevent glass from shattering inside of the building.

Natural surveillance will be incorporated whereby residents can see and be seen when outside, including an unobstructed view from the apartments of the River Street cul-de-sac, including external paths, roads, landscaping and parking areas. All windows must be tested to the same specification, and fixed to the surrounding structure at a maximum of 600mm centres with at least two fixings per side.

Ground floor and easily accessible windows will have key operated locks. Where necessary, opening restrictors or similar built-in mechanisms will be installed. Where windows are required to act as a fire escape route under Building Regulations, the windows must not have key operated locks; or restrictors. In these circumstances any glazing must be laminated 6.4mm minimum thickness.

**MANAGEMENT and MAINTENANCE**
Private owners will be expected to maintain their own property to retain its value and attractiveness on the street scene.

**Access control measures.**
An access control system providing the following attributes is to be proposed

- Access to the various parts of the buildings, albeit main entrance to retail shops or main entrance into the respective residential apartment blocks via use of a restricted electronic key fob, card or key
- Vandal resistant external door entry system panel with an integral colour camera
- Remote release of the external entrance door from the individual residential apartments
- Audio and visual communication between the occupant in the respective apartments and the visitors at the main entrance external door
- Capture (record) images in colour of people using the door entry panel
- Battery back-up facility in case of a power failure in the system
- Fob access restricting entry to individual floor levels should also be in place (Compartmentalising of the building)

These are a few key elements to be considered by the developers and are being taken on board on this change of use application.

The external entrance includes an external intercom system which is DDA (Disability Discrimination Act) compliant, vandal resistant with both integral or stand along camera providing colour images which should be visible from the respective apartments in addition to audio communication between the visitor and the residents and electronic release mechanism.

There is provision for access control measures on all access doors leading into the building, including the door leading off from the main lobby area, the doors leading from stairwell on each floor. This will restrict strangers from accessing all floors around the building.

The control are either swipe card or key fob access which are security encrypted to prevent any unauthorised copying of the cards or fobs, this allows the Management company to control who has access into the building and whereabouts they can access as opposed to key pad access where codes can be shared with friends or associates of 'problem residents' and where codes are rarely changed.

Apartments can attract a transient type of residency so having access control measures in place which are kept up to date, where new residents access is added or former residents deleted ensures that the building remains secure.

**Intruder Alarms**
A 13amp non switched fused spur, suitable for an alarm system, will be installed. If a full alarm system is installed it shall comply with one of the following standards: BS EN 50131 & PD6662 (wired system) BS 6799 (wire free system) All installations should be in accordance with the current regulations for electrical installations.

**Utility Meters**
The utility meters are located to the outside and front of the building where they can be overlooked by the residents and neighbours, but still be easily accessible to service providers.

**Secure mail delivery**
It is envisaged that separate letter boxes for each respective residential apartments are to be provided with a brass style or black letter box slots laid horizontally onto the main external doors with respective apartment names with cage or framed internally. Each cage is provided with a digital padlock so that respective residents can access into their own mail. Alternatively, amazon style lockers are to be provided.

Easily accessible respective residential apartment main doors and windows are to be proposed to meet the physical security requirements of '*Secured by Design'*, in that a security specification such as PAS 24:2012 should be incorporated. This includes individual residential apartment entrance doors from shared corridors.

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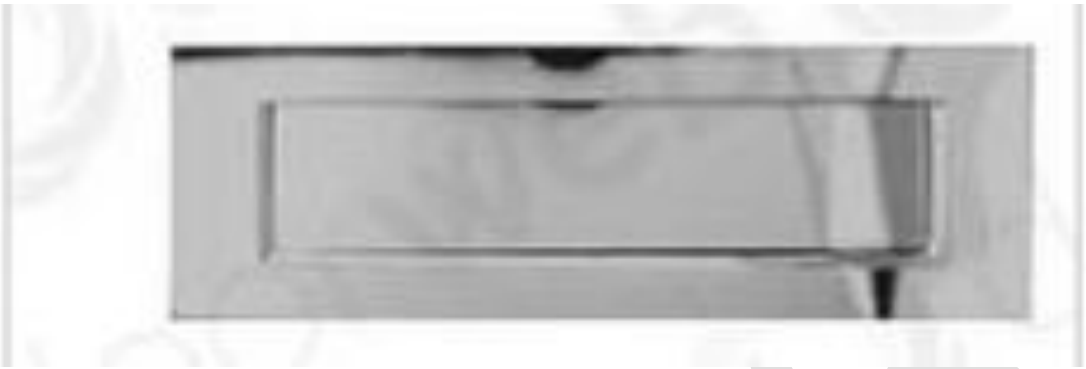



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**CONCLUSIONS**

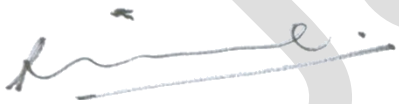
This residential redevelopment is consistent with the principles of Crime Prevention through environmental design (CPTED) and further consultation with Greater Manchester Police will ensure that the opportunities for potential crime and the fear of crime are reduced.

Further deign development will continue with the **"secured by design"** team during the planning and detailed design stages of the project during the planning application process or happy to deal with planning conditions.

The completed project will aim to meet the **"Secured by Design"** requirements and help reduce potential crime in the local area by reducing or eliminating risks associated with crime to the building type and location.

Therefore our clients seek Rochdale Metropolitan Borough Council planning officers' support in determining a positive decision for the change of use conversion from vacant B1 office use to form 10no C3 residential apartments use with 2no A1 smaller retail use on the ground floor. Our clients are keen to bring this into reality as soon as possible and seek your support.

Yours faithfully



**Michael Chow** BA Arch, Dip Arch, RIBA, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner

for and on behalf of Jade3 Architecture Limited

## *APPENDIX 1*
## *GLOSSARY OF CRIME TYPES (Source: Home Office)*

### *Arson*
*Deliberately destroying or damaging property, by fire.*

### *Burglary in a Dwelling*
*Burglary in a dwelling*
*Where an offender enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.*

*Aggravated burglary in a dwelling*
*Where an offender, armed with a firearm, weapon or explosive, enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.*

### *Burglary in a Building other than a Dwelling*
*Burglary in a building other than in a dwelling*
*Where an offender enters a building other than a dwelling as a trespasser to steal, rape or commit grievous bodily harm.*

*Aggravated burglary in a building other than a dwelling*
*Where an offender, armed with a firearm, weapon or explosive, enters a building other than a dwelling to steal, rape or commit grievous bodily harm.*

### *Criminal Damage*
*Criminal damaged to a dwelling*
*Deliberately, or recklessly, destroying or damaging somebody else's home.*

*Racially or religiously aggravated criminal damage to a dwelling*
*Deliberately, or recklessly, destroying or damaging somebody else's home, where there is a racial or religious motive to the offence.*

*Criminal damage to a building other than a dwelling*
*Deliberately, or recklessly, destroying or damaging a building that belongs to someone else.*

*Racially or religiously aggravated criminal damage to a building other than a dwelling*
*Deliberately or recklessly, destroying or damaging a building that belongs to someone else, where there is a racial or religious motive to the offence.*

***Criminal damage to a vehicle***
*Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else.*

*Racially or religiously aggravated criminal damage to a vehicle*
*Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else, where there is a racial or religious motive to the offence.*

***Other criminal damage***
*Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere).*

*Racially or religiously aggravated other criminal damage*
*Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere), where there is a racial or religious motive to the offence.*

*Threat or possession with intent to commit criminal damage*
*Threatening or causing someone to fear that his or her property might be damaged; or possessing anything, without lawful excuse, intended to cause damage.*

***Less Serious Wounding***
*Less serious wounding (including any minor injury)*
*Maliciously inflicting grievous bodily hard, with or with a weapon; also assaulting someone and causing him or her actual bodily harm.*

*Racially or religiously aggravated other wounding*
*Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm, where there is a racial or religious motive to the offence.*

***Common Assault (includes some minor injury)***
*Common assault (no injury)*
*Assaulting another person where the victim receives a minor injury, or as of 2002/03, no injury.*

*Racially or religiously aggravated common assault*
*Assaulting another person where the victim receives no injury and there is a racial or religious motive to the offence.*

***Miscellaneous Theft***

*Theft from the person*
*Stealing property from another person, with intent to permanently deprive him or her of it.*

*Theft from shops*
*Stealing, with intent to permanently deprive, from retail premises (i.e. shoplifting).*

*Theft by an employee*
*Stealing from one's employer, with intent to permanently deprive the employer.*

*Theft or unlawful taking of mail*
*Unlawfully taking away or opening a mailbag.*

*Proceeds of crime*
*Concealing, disguising, converting, transferring or removing property obtained through criminal activity (i.e. money laundering).*

*Abstracting electricity*
*Dishonestly using, wasting or diverting electricity, without authority.*

*Other theft or unauthorised taking*
*Stealing not classified elsewhere.*

*Handling stolen goods*
*Dishonestly receiving or handling goods, knowing or believing them to be stolen.*

***Robbery***

*Robbery of personal property*
*The actual or threatened use of force during or immediately before the theft of personal property.*

*Robbery of business property*
*The actual or threatened use of force during or immediately before the theft of property belonging to a business.*

***Serious Wounding***

*More serious wounding or other act endangering life*
*Viciously intending to cause grievous bodily harm to another person.*

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***Theft from a motor vehicle***
*Theft from a vehicle*
*Where there is intent to steal from a vehicle rather than drive it away.*

*Vehicle interference and tampering*
*Interfering with a vehicle, its contents or anything carried in it.*

***Theft in dwelling***
*Theft from an automatic machine or meter*
*Stealing money from a meter in a dwelling.*

*Theft in a dwelling other than from an automatic machine or meter*
*Stealing property from a dwelling where the thief has not trespassed to gain entry.*

***Theft of a Motor Vehicle***
*Theft or unauthorised taking of a motor vehicle*
*Stealing a motor vehicle, with intent to permanently deprive the owner of it.*

*Aggravated vehicle taking*
*Stealing a motor vehicle, with intent to permanently deprive the owner of it, and driving that vehicle dangerously, or consequently causing injury or damage to property, including to the vehicle.*

***Theft of a Pedal Cycle***
*Theft or unauthorised taking of a pedal cycle*
*Stealing a bicycle, with intent to permanently deprive the owner of it.*

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## *APPENDIX 2*
## *CONSIDERATE CONTACTORS SCHEME*

### *Considerate Constructors Scheme*
*www.considerateconstructorsscheme.org.uk*

### *Code of Practice for the scheme*
### *Considerate*
*All work is to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, and the general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.*

### *Environment*
*Be aware of the environmental impact of your site and minimise as far as possible the effects of noise light and air pollution. Efforts should be made to select and use local resources wherever possible. Attention should be paid to waste management. Reuse and recycle materials where possible.*

### *Cleanliness*
*The working site is to be kept clean and in good order at all times. Site facilities, offices, toilets and drying rooms should always be maintained to a good standard. Surplus materials and rubbish should not be allowed to accumulate on the site or spill over into the surroundings. Dirt and dust from construction operations should be kept to a minimum.*

### *Good Neighbour*
*General information regarding the Scheme should be provided for all neighbours affected by the work. Full and regular communication with neighbours, including adjacent residents, traders and businesses, regarding programming and site activities should be maintained from pre-start to completion.*

### *Respectful*
*Respectable and safe standards of dress should be maintained at all times. Lewd or derogatory behaviour and language should not be tolerated under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment is to be shown at all times. Operatives should be instructed in dealing with the general public.*

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***Safe***

*Construction operations and site vehicle movements are to be carried out with care and consideration for the safety of site personnel, visitors and the general public. No building activity should be a security risk to others.*

***Responsible***

*Ensure that everyone associated with the site understands implements and complies with this code.*

***Accountable***

*The Considerate Constructors Scheme poster is to be displayed where clearly visible to the general public. A sites contact details should be obvious to anyone affected by its activities.*

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