





Secured by Design

Reducing crime by good design

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SBD

Official Police Security Initiative

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Secured by Design is the official Police security initiative for the UK. Since its inception in 1989 it has focused on the design and security for new & refurbished homes, commercial premises and car parks as well as the acknowledging of quality security products and crime prevention projects. Secured by Design combines the principles of designing out crime with effective security standards.

> “Crime prevention is the primary purpose of policing and officers must make it as hard as possible to commit the crime in the first place”

Tom Windsor Chief Inspector of Constabulary for England and Wales

- Secured by Design has been proven to reduce burglary and crime rates by up to 75% on new build developments and up to 60% on refurbished developments with research and case studies showcasing the effectiveness of the principles.
- Research has shown that householders who aren't offered security recommendations after a burglary are 69% more likely to suffer a repeat incident than those who are offered advice.
- High crime is one reason why people move home. The 2012 Future Homes Commission report by RIBA found that 5.3 million people said that concern about crime levels and a desire to move to a safer location was their main reason for moving home.
- The additional cost of using Secured by Design standards in the average new home is only £170.
- High crime adds to cost of carbon with Crime, in England & Wales, estimated to create 12 million tonnes of CO_2 emissions – equivalent to 2% of the UK's total CO_2 output.
- The principles have been recognised by researches all over the world and have been adapted in other countries such as the United States.
- Secured by Design principles have been successfully applied to 1000's of developments across the country including Cardiff City football stadium, Commonwealth Games Village in Scotland, Olympic Park and buildings London, Brindley place in Birmingham and Dursley's Vale Community Hospital in Gloucestershire.
- Domestic crime is now at its lowest level for more than two decades due to homes being more secure. Burglary peaked in the UK in 1995 at 1,770,000 and has been reduced by 42% to just 745,000 burglaries (British Crime Survey 10/11).

> “The approach taken by Secured by Design has helped to prevent burglary and other crimes that affect Londoners and I am proud to recognise their contribution to the safety of the capital to date, which was evident during the Olympic and Paralympic Games in 2012”

Boris Johnson, Mayor of London

West Yorkshire 2009



Independent research carried out by Huddersfield University compared 16 Secured by Design awarded new build estates against similar but non awarded estates in West Yorkshire during August 2007 and July 2008. The results showed that crime rates were significantly reduced and people's fear of crime was lower on the SBD developments.

Key findings

- The data found a rate of 5.8 burglary dwelling offences per 1,000 properties within the SBD sample; far lower than the 22.7 per 1,000 within West Yorkshire as a whole
- There were a total of 19,701 domestic burglaries in West Yorkshire, but just two within the Secured by Design sample over the period
- 93 of 105 crimes committed in a same street analysis sample of 11 developments containing both SBD and non-SBD properties targeted the latter. All five burglaries over the period occurred at non-SBD properties
- 85% of SBD residents reported feeling safe walking alone in their area, compared to 77% of non-SBD respondents

The research programme also looked at the cost implications. In the study area of West Yorkshire, the average additional cost per house of building to Secured by Design standards was around a quarter of the average cost to a burglary victim of replacing goods and repairing the damage.

Key success

- Burglary was reduced by up to 75% in the SBD estate
- Criminal damage was reduced by 55%
- No indication of displacement
- Significant reductions in fear of crime and improved community

London Olympic and Paralympic Games 2012

Secured by Design principles and techniques were used by the London Olympic Crime Prevention team throughout the planning and construction stages for the Olympic Park, Village, and Westfield Shopping Centre with each phase analysed to ensure it met our tough standards for safety.

Working alongside artists and designers the Olympic Crime Prevention Team helped to deliver a beautiful venue and park underpinned by subtle but integral security planning measures.

Design considerations included carefully designed CCTV placement, lighting, fences with clear strips and low plant growth at main routes acted as crime deterrents and ensured effective formal and natural surveillance were possible.

A guiding principle of our work was ensuring a sustainable legacy for the site; applying security standards to the new housing stock will keep residents safe from crime and anti social behaviour for generations.



> “Using Secured by Design in the planning process significantly helped to enhance safety… and is much more cost effective than attempting to add on measures at a later stage”

Chris Allison, National Olympic Security Coordinator and Metropolitan Police Lead for Safety and Security for London 2012

Key success

- During the games, crime was kept low and all major disorders or terrorist activities avoided
- Measures enable the public to enjoy the benefit of a prestigious and safe environment for years to come
- Secured by Design was delivered successfully, whilst other security elements of Olympic planning faced public scrutiny
- Secure and decent housing built for the future, ensuring the Olympic regeneration legacy is realised

Nottingham City Homes



In 2008-09 Nottingham City Homes installed Secured by Design (SBD) standard windows and doors as part of Nottingham’s Secure, Warm, Modern scheme, the city’s Decent Homes programme. Following the work, Nottingham City Homes (NCH) and Nottingham Trent University conducted a two-year impact study between 2010 -2012 on the benefits of the work, comparing crime rates and perceptions before and after.

Key findings

- Burglary was reduced by 42% across Bells Lane and Broxtowe, compared to a city wide reduction of 21% over the same period.
- NCH properties experienced 62 fewer burglaries per year after the work was completed, compared to 33 fewer burglaries a year to non-NCH properties on the estates
- Tenants perceived burglary to be less of an issue after the work was completed and satisfaction with their neighbourhood rose from 58% of tenants being fairly or very satisfied to 64%
- It is estimated the reduction in the number of burglaries resulted in a saving of £241,800 in one year with further savings expected.

The project to measure the impact of NCH’s housing investments was continued in 2012-13. and found that burglary has continued to fall on the two estates in Aspley.

The number of burglaries each year has reduced by 58% two years after the windows were installed, despite a slight rise in burglaries to non-NCH properties on the same estates in the last year.

A wider evaluation of five priority wards (‘high impact neighbourhoods’) demonstrates the positive effect of fitting Secured by Design windows and doors on reducing burglary.

Stronger, Safer Housing





On an evening in June 2013, offenders attempted to break-in to the ground floor window of a property in Peterborough, part of a Secured by Design awarded development which will provide over twenty new homes once complete. It is thought the burglars were looking to take the white goods already installed in the property.

The development sits in an area of Peterborough that has historically suffered from high crime rates; wider implementation of Secured by Design standards will help to tackle these problems long-term and keep residents safe.

- The offenders used a sharp instrument, likely to have been a screwdriver or crowbar to try to obtain access
- The window, was manufactured by an SBD accredited member, and withstood four attacks on various parts of the window
- Robust locking hardware ensured the burglar's further attempts after the internal window frame had been penetrated failed
- Strong laminated glazing remained secure despite repeated efforts to gain access

Due to the robust standards of design, the offenders were unable to gain access to the property and the window remained largely undamaged.

Carbon Cost of Crime



A report by Professor Ken Pease, The Carbon Cost of Crime and Its Implications in 2009 reported crime and the loss and damage associated with crime in the UK equates to a staggering emission of 5.5 million tonnes of CO_2 per year attributed to the consequence of crime including;

- Responding to a crime
- House moves because of crime suffered or perceived
- Car journeys taken for fear of using public transport

Achieving Secured by Design status and using accredited products help increase the lifespan of a building.

Glasgow Housing Association 2009



The Caledonian Environment Centre was commissioned by Glasgow Housing Association, Strathclyde Police and the ACPO Crime Prevention Initiatives, to carry the impact of Secured By Design (SBD) door and window installation within GHA housing stock.

The evaluation was also supported by the Scottish Government. The primary aim of this commission was to investigate the impact of SBD installations on the level of crime, primarily housebreaking, in areas where the installations have been implemented. Also to explore tenant and LHO perspectives on potential related effects, such as satisfaction with the installations and perceptions of safety within the home and surrounding area.

Between 2003 and 2008, 39,000 GHA homes received SBD doors, 11,000 homes received SBD Windows. Of these, almost 8,000 properties have received both SBD doors and windows. Total Housebreaking Crime decreased in both SBD and other dwellings, housebreaking crime does not appear to have been displaced from SBD dwellings to other dwellings as a result of SBD installation.

Key findings

- Attempted housebreaking decreased by 59%
- Theft by housebreaking decreased by 18%
- Residents / tenants felt safer in their dwellings leaving tenants with a more positive view of their property and of their area

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