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1999 to 2009: Re-Evaluating Secured by Design (SBD) in West Yorkshire

Dr. Rachel Armitage and Leanne Monchuk

Applied Criminology Centre, University of Huddersfield
First, where is West Yorkshire?
First, where is West Yorkshire?
Firstly, where is West Yorkshire?
Firstly, where is West Yorkshire?
Secondly, what is Secured by Design (SBD)?
Secondly, what is Secured by Design (SBD)?

- UK based initiative, managed by Association of Chief Police Officers Crime Prevention Initiatives Ltd.

- Devised in 1989 by police forces based in South of England – aim of countering rise in household burglary.

- Aims to encourage developers, planners, architects to design out crime at the planning stage.

- Day-to-day delivery by local police Architectural Liaison Officers/Crime Prevention Design Advisors (approx 320 across UK).

  Sets standards of compliance based upon....

Inspiring tomorrow’s professionals
Physical Security

• Sets standards of physical security for property and boundaries.
  - Maximise security without creating a hostile environment.
  - Doors BSI PAS 23-1 (fit for purpose) BSI PAS 24-1 (attack test)
  - Windows BS7950
  - Fencing
  - Lighting
Surveillance

- Secured by Design maximises natural surveillance through design and layout without compromising privacy.
- For example...
  - Houses are positioned so that entrances face the street.
  - Foliage, walls and fences must not obstruct sightlines.
  - Estates also include a mix of dwellings designed for a variety of resident types (family, elderly, couples) to maximise round the clock surveillance.
Dwelling entrances face the street, sightlines are not obstructed.
Access/Egress

- Estates are designed to include a minimum number of access/egress points.
- Based on principle that highly permeable estates (with lots of through movement)......
  - Provide convenient escape routes for offenders.
  - Give offenders the opportunity to attach the estate to their ‘awareness space’. If offenders pass through en route to school, friends, leisure activities, they become aware of potential targets.
  - Make it difficult for residents to distinguish between legitimate users of space or potential offenders. If challenged, an offender can say that they are within public space."
Unnecessary footpaths should be avoided
Where necessary, avoid footpaths which are dark, narrow, or have sharp bends.
Territoriality

- Territoriality - builds upon Newman’s ‘Defensible Space’.

- The physical design of a neighbourhood can either increase or inhibit people’s sense of control of the spaces in which they live.

- Newman categorised space into public (road in front of property), semi-public (front garden), semi-private (back garden) and private (inside the property) - SBD aims to minimise public and maximise private space.

- Like Newman, SBD advocates the principle that space should have a clearly defined ownership, purpose and role so that it is evident to residents who should and more importantly, who should not be in a given area.
SBD ensures that non-residents know they are entering a private area.
Management and Maintenance

- SBD estates must have a programmed management system in place to maintain the area i.e. removing litter and graffiti, cutting grass.

- Maintaining cleanliness encourages pride amongst residents and portrays an image to offenders that crime and disorder will not go unnoticed.
This paper

• Presents the findings of a re-evaluation of SBD housing in West Yorkshire, England.

• Conducted early 2009.

• Funded by University of Huddersfield, ACPO CPI Ltd, West Yorkshire Police – entirely independent.

• Builds upon evaluation of SBD conducted in 1999 (Armitage, 2000)
In June 2008, Quaver Lane in Bradford became the 10,000th SBD property to be built in West Yorkshire. This was due to:

- Publicity and interest in the scheme.
- West Yorkshire county with most SBD properties (outside London)

2009 marked the ten-year anniversary of the original evaluation of SBD in West Yorkshire (Armitage, 2000).

Need to update the sample utilised in the 1999 evaluation.
Original evaluation looked at 25 SBD and 25 non-SBD estates spread throughout West Yorkshire and began in 1999.

To allow at least one year of crime data post-residents moving in, sample included developments built in 1994-1998.

SBD standard updated regularly, however, 1999 saw major changes:
- BS7950 (windows)
- PAS 24 (doors)
- The sample of SBD properties were did not include these changes.

Even without the changes introduced in 1999, the original study showed that houses built between 1994 and 1998 were improving dramatically.
SBD as an evolving standard

SBD as an Evolving Standard

Burglary Rate on SBD Estate as a Proportion of Rate on Non-SBD Matched Pair

Year Estate was Built

- SBD estates experienced 171% of burglary of non-SBD estates
- SBD estates experienced 130% of burglary of non-SBD estates
- SBD estates experienced 97% of burglary of non-SBD estates
- SBD estates experienced 51% of burglary of non-SBD estates
- SBD estates experienced 47% of burglary of non-SBD estates
Original sample did not represent an accurate reflection of SBD in 2009
2009 Re-evaluation
Methodology - Police Recorded Crime Data

Police Recorded Crime Data

- **SBD**
  - **Most Recent**
    - Built April 2006-March 2007
    - 16 developments
    - 342 properties
  - **Same Street**
    - Built April 2006-March 2007
    - 11 developments
    - 101 properties
  - **Matched Pairs**
    - Built April 2006-March 2007
    - 16 developments
    - 342 properties
  - **Re-evaluating Original Sample**
    - 2 developments
    - 36 properties

- **Non-SBD**
  - West Yorkshire
    - 867,885 properties
  - **Same Street**
    - 11 developments
    - 354 properties
  - **Matched Pairs**
    - 16 developments
    - 253 properties
  - **Re-evaluating Original Sample**
    - 2 developments
    - 42 properties
Methodology - Self-Reported Crime Data

Self-Reported Crime Data

SBD

Matched Pairs
Built April 2006-March 2007
16 developments
342 residents

Non-SBD

Matched Pairs
16 developments
253 residents

11% response rate
Methodology - Visual Audits

Visual Audit Data

SBD
- Matched Pairs
  - Built April 2006-March 2007
  - 16 developments
  - 342 properties

Non-SBD
- Matched Pairs
  - 16 developments
  - 253 properties
Key Findings – SBD against West Yorkshire

**Police Recorded Crime Data**

| SBD | Most Recent
|     | Built April 2006-
|     | March 2007
|     | 16 developments
|     | 342 properties

August 2007-July 2008
2 burglaries
5.8 per 1,000 properties*

| Non-
|     | SBD | West Yorkshire
|     | 867,885 properties

August 2007-July 2008
19,701 burglaries
22.7 per 1,000 properties*
Key Findings – SBD against Same Street

Police Recorded Crime Data

SBD
- Same Street
  - Built April 2006-March 2007
  - 11 developments
  - 101 properties
- August 2007-July 2008
  - 12 offences
  - 118.8 per 1000 households*
  - 0 burglary dwelling offences
  - 0 per 1000 households*

Non-SBD
- Same Street
  - 11 developments
  - 354 properties
- August 2007-July 2008
  - 93 offences
  - 262.7 per 1000 households*
  - 5 burglary dwelling offences
  - 14.1 per 1000 households*
## Crime Categories recorded within the ‘Same Street’ sample (August 2007-July 2008)

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>Non SBD</th>
<th>SBD</th>
<th>Significant Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
<td>Rate</td>
<td>No.</td>
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<tr>
<td>Assault</td>
<td>24</td>
<td>67.8</td>
<td>0</td>
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<tr>
<td>Criminal Damage</td>
<td>12</td>
<td>33.9</td>
<td>4</td>
</tr>
<tr>
<td>Burglary Other</td>
<td>7</td>
<td>19.8</td>
<td>2</td>
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<tr>
<td>Burglary Dwelling</td>
<td>5</td>
<td>14.1</td>
<td>0</td>
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<tr>
<td>Theft from vehicle</td>
<td>7</td>
<td>19.8</td>
<td>0</td>
</tr>
<tr>
<td>Theft of vehicle + twoc</td>
<td>3</td>
<td>8.5</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>35</td>
<td>93.2</td>
<td>6</td>
</tr>
<tr>
<td>Total</td>
<td>93</td>
<td>262.7</td>
<td>12</td>
</tr>
</tbody>
</table>
Key findings – SBD and non-SBD Matched Pairs

Police Recorded Crime Data

<table>
<thead>
<tr>
<th>SBD</th>
<th>Matched Pairs</th>
<th>Non-SBD</th>
<th>Matched Pairs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>44 crimes</td>
<td>42 crimes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>128.7 per 1000 households</td>
<td>166 per 1000 households</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 burglary dwellings</td>
<td>2 burglary dwellings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5.9 per 1000 households</td>
<td>7.9 per 1000 households</td>
<td></td>
</tr>
<tr>
<td></td>
<td>16 developments</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>342 properties</td>
<td>253 properties</td>
<td></td>
</tr>
</tbody>
</table>

Built April 2006-March 2007
16 developments
128.7 per 1000 households
2 burglary dwellings
5.9 per 1000 households

Inspiring tomorrow’s professionals

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>Non SBD</th>
<th></th>
<th>SBD</th>
<th></th>
<th>Significant Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
<td>Rate</td>
<td>No.</td>
<td>Rate</td>
<td></td>
</tr>
<tr>
<td>Assault</td>
<td>7</td>
<td>27.7</td>
<td>17</td>
<td>49.7</td>
<td>ns</td>
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<tr>
<td>Criminal Damage</td>
<td>12</td>
<td>47.5</td>
<td>8</td>
<td>23.4</td>
<td>ns</td>
</tr>
<tr>
<td>Burglary Other</td>
<td>1</td>
<td>4.0</td>
<td>2</td>
<td>5.9</td>
<td>ns</td>
</tr>
<tr>
<td>Burglary Dwelling</td>
<td>2</td>
<td>7.9</td>
<td>2</td>
<td>5.9</td>
<td>ns</td>
</tr>
<tr>
<td>Theft from vehicle</td>
<td>1</td>
<td>4.0</td>
<td>2</td>
<td>5.9</td>
<td>ns</td>
</tr>
<tr>
<td>Theft of vehicle + twoc</td>
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<td>0</td>
<td>3.0</td>
<td>8.8</td>
<td>ns</td>
</tr>
<tr>
<td>Other</td>
<td>19</td>
<td>75.1</td>
<td>9.0</td>
<td>26.3</td>
<td>ns</td>
</tr>
<tr>
<td>Total</td>
<td>42</td>
<td>166.0</td>
<td>44</td>
<td>128.7</td>
<td>ns</td>
</tr>
</tbody>
</table>
Re-evaluating Original 1999 Sample

Police Recorded Crime Data

- SBD
- Non-SBD

Re-evaluating Original Sample
2 developments
36 properties

Re-evaluating Original Sample
2 developments
42 properties
1999 - 2009: Matched Pair One

- SBD performs better than (or same as) non-SBD for both time periods.
- Crime on SBD remained same.
- Crime on non-SBD increased by 700%

<table>
<thead>
<tr>
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<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>SBD Street</td>
<td>14</td>
<td>1</td>
<td>71.43</td>
<td>1</td>
<td>71.43</td>
</tr>
<tr>
<td>Non-SBD Street</td>
<td>14</td>
<td>1</td>
<td>71.43</td>
<td>8</td>
<td>571.43</td>
</tr>
</tbody>
</table>
1999 – 2009: Matched Pair Two

- SBD performs better than non-SBD for both time periods.
- Crime on SBD increased by 200%.
- Crime on non-SBD increased by 20%.

<table>
<thead>
<tr>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>SBD Street</td>
<td>22</td>
<td>1</td>
<td>45.45</td>
<td>3</td>
<td>136.36</td>
</tr>
<tr>
<td>Non-SBD Street</td>
<td>28</td>
<td>5</td>
<td>178.57</td>
<td>6</td>
<td>214.29</td>
</tr>
</tbody>
</table>
Sustainability of Crime Reductions 1999-2009

- SBD performs better than (or same as) non-SBD on both pairs in both time periods.
- Pair one - SBD sustained crime reduction, non-SBD saw crime increase.
- Pair two - SBD saw crime increase at a greater rate than non-SBD
Key Findings - Self-Reported Crime Data

**SBD**
- 3% victim of burglary
- 3% victim of theft of vehicle
- 6% theft from vehicle

**Matched Pairs**
- Built April 2006-March 2007
- 16 developments
- 342 residents

**Non-SBD**
- 6% victim of burglary
- 6% victim of theft of vehicle
- 17% theft from vehicle

**Matched Pairs**
- 16 developments
- 253 residents
## Key Findings – Self-Reported Crime Data

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Theft of Vehicle</td>
<td>3% (1)</td>
<td>6% (2)</td>
</tr>
<tr>
<td>Attempt Theft of Vehicle</td>
<td>3% (1)</td>
<td>14% (5)</td>
</tr>
<tr>
<td>Theft from Vehicle</td>
<td>6% (2)</td>
<td>17% (6)</td>
</tr>
<tr>
<td>Attempt Theft from Vehicle</td>
<td>6% (2)</td>
<td>11% (4)</td>
</tr>
<tr>
<td>Theft of Bicycle</td>
<td>3% (1)</td>
<td>6% (2)</td>
</tr>
<tr>
<td>Attempt Theft of Bicycle</td>
<td>0% (0)</td>
<td>7% (3)</td>
</tr>
<tr>
<td>Burglary Dwelling</td>
<td>3% (1)</td>
<td>6% (2)</td>
</tr>
<tr>
<td>Attempt Burglary Dwelling</td>
<td>3% (1)</td>
<td>14% (5)</td>
</tr>
<tr>
<td>Theft of Property from Outside Dwelling</td>
<td>9% (3)</td>
<td>17% (6)</td>
</tr>
</tbody>
</table>
Key Findings - Visual Audits

Visual Audit Data

SBD

Matched Pairs
Built April 2006-March 2007
16 developments
342 properties

Non-SBD

Matched Pairs
16 developments
253 properties
Key Findings - Visual Audits

- Visual audit measured 28 factors – graffiti, litter, lighting etc.
- Zero being positive and five negative.
- Maximum score - 28 x 5 = 2240, minimum score = 0.
Key Findings - Visual Audits

- Of 16 matched pairs:
  - 3 showed SBD to score higher (negative).
  - 1 showed SBD and non-SBD to score the same.
  - 12 showed SBD to score lower (positive).

- Of the 32 developments, the best five (lowest score) were all SBD.
- Of the 32 developments, the worst five (highest score) contained 4 non-SBD and 1 SBD.
Conclusions

- Variety of methods and datasets to establish:
  - Whether SBD properties experience less crime than non-SBD properties.
  - Whether residents living in SBD properties have lower levels of fear of crime than non-SBD counterparts.
  - Whether SBD developments show less visual signs of disorder than non-SBD developments.
  - Whether SBD has maintained its effectiveness as a crime reduction measure.
Conclusions

• SBD versus ‘West Yorkshire’
  - Burglary rates are lower within the SBD sample (5.8 per 1000 households as compared to 22.7).
  - All crime categories lower in SBD sample

• SBD versus non-SBD ‘Same Street’
  - Burglary rates are lower within the SBD sample (0 burglaries per 1000 households as compared to 14.1).
  - All crime categories (with exception of criminal damage) lower in SBD sample.

• SBD versus non-SBD ‘Matched Pairs’
  - Burglary rates are lower within the SBD sample (5.9 burglaries per 1000 households as compared to 7.9).
  - Assault, vehicle crime and burglary other higher in SBD sample.
Conclusions

• 1999 versus 2009
  - For both matched pairs SBD was performing either the same or better than non-SBD in both time periods of 1999/2000 and 2007/08
  - Pair one sustained crime reduction, non-SBD saw crime increase; pair two - SBD saw crime increase at a greater rate than non-SBD

• Self-Reported Crime
  - Twice as many non-SBD residents had experienced a crime within the previous year.
  - For all crime categories, the proportion of SBD respondents experiencing the crime was lower in the SBD sample.

• Visual Audits
  - SBD sample scored lower than non-SBD sample (317 against 388).
  - Of the 16 matched pairs, 3 revealed SBD to perform worse than non-SBD, 1 showed the same score and 12 showed SBD to perform better.
Conclusions

- Original evaluation positive so why re-assess?
- To be complacent about the merits of any crime prevention measure is to ignore the evolving nature of crime.

- “Knowledge of what works becomes a wasting asset that needs constant replenishment” (Ekblom, 2002, p. 38).

- SBD has continued to reduce crime and the fear of crime and SBD estates show less signs of visual disorder.
- The effectiveness of SBD developments built more recently has exceeded that shown in the original evaluation.
- However, the re-evaluation has identified particular SBD schemes which are not performing well - allowing interventions to halt any further decline.
Thank-you for listening
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