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Re-evaluating
Secured by Design housing in
West Yorkshire:
1999 – 2009

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West Yorkshire Police
michael.brooke@westyorkshire.pnn.police.uk
<table>
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<tr>
<th>Ref No</th>
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<th>Builder/Association</th>
<th>No of Units</th>
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<td>1 to 22 (no 13) &amp; 24, 26, 28, 30, 32 Willowfield Close, Halifax, HX2 7LW</td>
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10,238 Buildings
2 Burglaries

West Yorkshire Police burglary dwelling average per 1000

SBD = 5.7 per 1000

346

Aug 06 July 07 Aug 07 July 08

22.7
...or to put another way

A Secured by Design home is four times less likely to be burgled than a none Secured by Design home
An Evaluation of
Secured by Design Housing Schemes throughout the West Yorkshire area

Rachel Armitage
The Applied Criminology Group
The University of Huddersfield

October, 1999

Full Report
West Yorkshire Police and University of Huddersfield conducted evaluation of SBD housing in West Yorkshire
• Do houses built to SBD standards experience less crime than non-SBD counterparts?

• Do residents living in SBD houses experience less fear of crime?

• Is SBD displacing crime?

• Is the SBD standard improving?
• Methodology included several different strands.
• Police recorded crime:
• Properties refurbished to SBD standard (before and after).
• Properties newly built to SBD standard (25 SBD and 25 non-SBD matched pairs).
• Self reported crime:
• Survey of residents (250 SBD and 250 Non-SBD residents – 10 from each estate).
SBD Refurbishments:
- Total crime fell by 55% relative to pre-SBD period.

SBD New Build:
- Burglary 71% higher within the non-SBD sample.
- Total crime 34% higher within the non-SBD sample.

Crime Switch?
- 36 crime categories analysed, 5 were higher within the SBD sample – damage offences, ABH and GBH.
- Damage – often attempt (therefore failed) burglary.
- ABH/GBH not linked to escalation (increase in use, or threat of violence due to failure to overcome security).
- Use and threat of violence both lower in SBD sample.
• Self-Reported experiences of crime/disorder:
  • 2.9% of SBD respondents had been burgled in previous year, compared to…
  • 8.4% of non-SBD respondents and 8% of British Crime Survey respondents (same housing tenure).
• Self-Reported perceptions of crime/disorder:
  • 11% of SBD respondents felt very unsafe on streets surrounding home at night, compared to…
  • 19% of non-SBD respondents.
  • 4% of SBD respondents felt very unsafe at home alone at night, compared to…
  • 8% of non-SBD respondents.
• **Key finding - SBD is an Evolving Standard.**
• Of the sample of estates built between 1994 and 1998 (bear in mind this was published in 1999)…
• Year on year improvement.
• Mean rate of burglary for SBD estates built in 1994 was 171% of burglary rate of Non-SBD estates built in that year.
• By 1998, mean rate of burglary for SBD estates built that year, was 45% of Non-SBD estates built in that year.
2009

Why re-evaluate?
• Sample of estates in 1999 study were built between 1994 and 1998 (residents had to have resided for one year).

• Sample pre-dated BS7950, PAS-24 and many process changes.

• Knowing that between 1994 and 1998 SBD had improved so much, very likely that 1999-2009 will see even greater improvements.
• Repeating the 1999 evaluation.
• The new sample…
• SBD estates built in 2006/07 - most recent year to allow one year crime data.
• 346 properties, 16 developments.
• Analysis of Police Recorded Crime Data:
  • Do residents on SBD estates experience less crime and disorder than non-SBD counterparts?
• Residents’ Survey:
  • Do residents on SBD estates experience less self-reported crime and disorder?
  • Do residents on SBD estates experience less fear of crime?
• Visual Audits:
  • Are there fewer signs of visual disorder on SBD estates?
• Additional area of analysis.
• Revisit a sample of developments from original analysis (built 1994-1998).
• Has the crime reduction performance been maintained, improved, deteriorated?
Completed
April 2009
Thank you for listening

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