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

### Original Citation

Monchuk, Leanne and Armitage, Rachel (2011) 1999 to 2009: Re-evaluating Secured by Design (SBD) Housing in West Yorkshire. In: HCA Design Forum North East, Yorkshire and The Humber: Designing out Crime, 11 March 2011, Leeds. (Unpublished)

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# **1999 to 2009: Re-evaluating Secured by Design (SBD) Housing in West Yorkshire**

Leanne Monchuk and Dr. Rachel Armitage

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# This presentation...



- Presents the findings of a re-evaluation of SBD housing in West Yorkshire
- Conducted early 2009
- Funded by University of Huddersfield, ACPO CPI Ltd and West Yorkshire Police – entirely independent
- Based upon evaluation of SBD conducted in 1999 (Armitage, 2000)
- Other research conducted by the Applied Criminology Centre

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# Content of the presentation



- Why re-evaluate?
- What we did
- What we found
- Conclusions
- Recommendations

# Why re-evaluate?

- 3 reasons.....
  - 1) June 2008, Quaver Lane in Bradford become 10,000<sup>th</sup> SBD property to be built in West Yorkshire
  - 2) 2009 marked 10 year anniversary of original evaluation
  - 3) Need to update sample utilised in 1999 evaluation

# Updating the Sample

- Original evaluation looked at 25 SBD and 25 non-SBD estates spread throughout West Yorkshire and began in **1999**



SBD evaluation  
began



Major changes  
BS7950/PAS 24

**The 1999 sample of SBD properties used did not include these changes**

Therefore....

the original sample **did not** represent an  
accurate reflection of SBD in 2009

# 2009 Re-evaluation



## What we did...

- Police recorded crime data
- **FOUR** levels of analysis:
  - 1) **SBD v the whole of West Yorkshire**
  - 2) **Same street analysis**
  - 3) **Matched pair analysis**
  - 4) **Re-evaluating original sample**
- Questionnaires sent to residents (self-recorded crime data)
- Visual audit

# Police Recorded Crime Data

## 1) WHOLE OF WEST YORKSHIRE

SBD	Built April 2006- March 2007
	• 16 developments • 342 properties



Non-SBD	West Yorkshire 867,885 properties
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## 2) SAME STREET

Built April 2006- March 2007
• 11 developments • 101 properties



• 11 developments • 354 properties
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## 3) MATCHED PAIRS

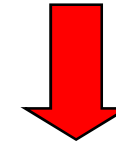
Built April 2006- March 2007
• 16 developments • 342 properties



• 16 developments • 253 properties
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## 4) RE-EVALUATING ORIGINAL SAMPLE

• 2 developments • 36 properties
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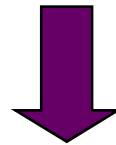


• 2 developments • 42 properties
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# Self-reported crime data

## 3) MATCHED PAIRS

<b>SBD</b>	<b>Built April 2006- March 2007</b> <ul style="list-style-type: none"><li>• 16 developments</li><li>• 342 properties</li></ul>
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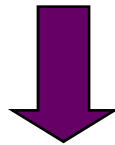
<b>Non-SBD</b>	<b>• 16 developments</b> <b>• 253 properties</b>
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**11% response  
rate**

# Visual Audits

## 3) MATCHED PAIRS

<b>SBD</b>	<b>Built April 2006- March 2007</b> <ul style="list-style-type: none"><li>• 16 developments</li><li>• 342 properties</li></ul>
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<b>Non-SBD</b>	<b>• 16 developments</b> <b>• 253 properties</b>
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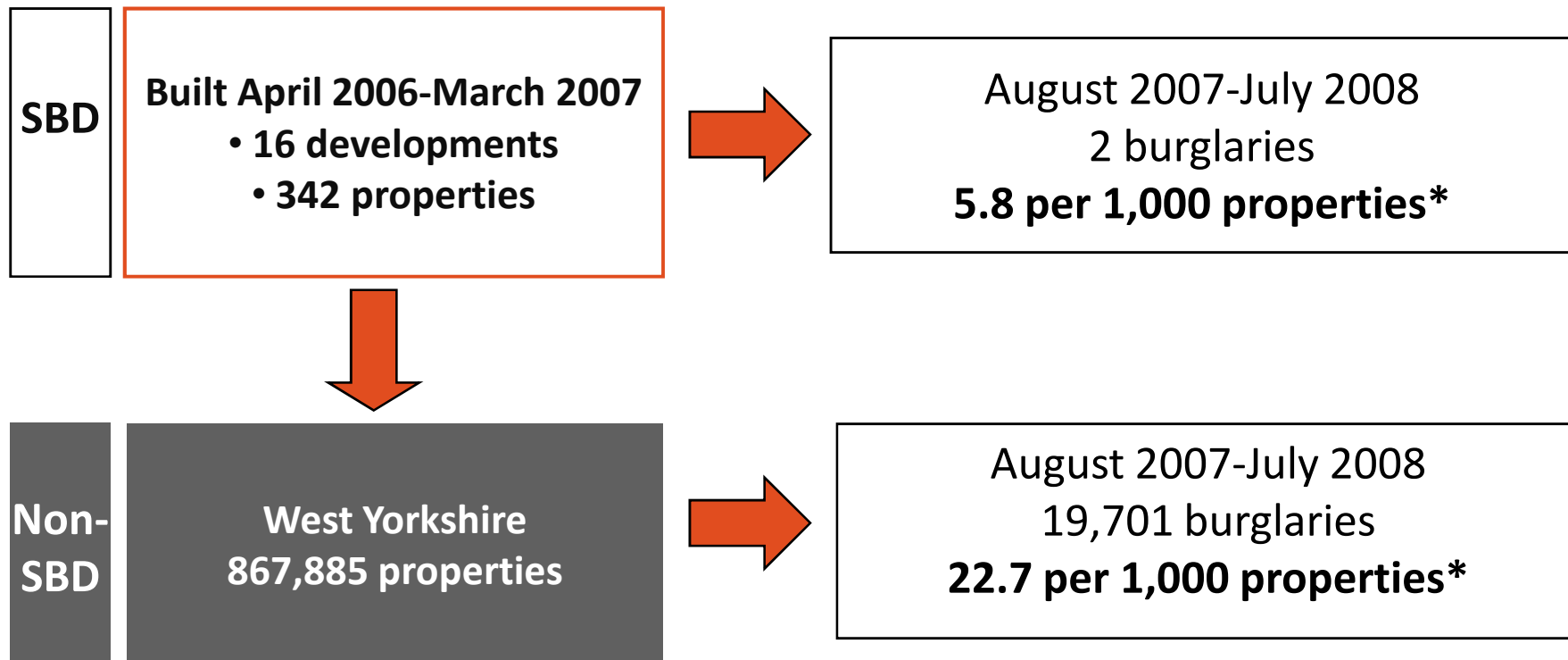
# Visual Audit Schedule



# Findings...

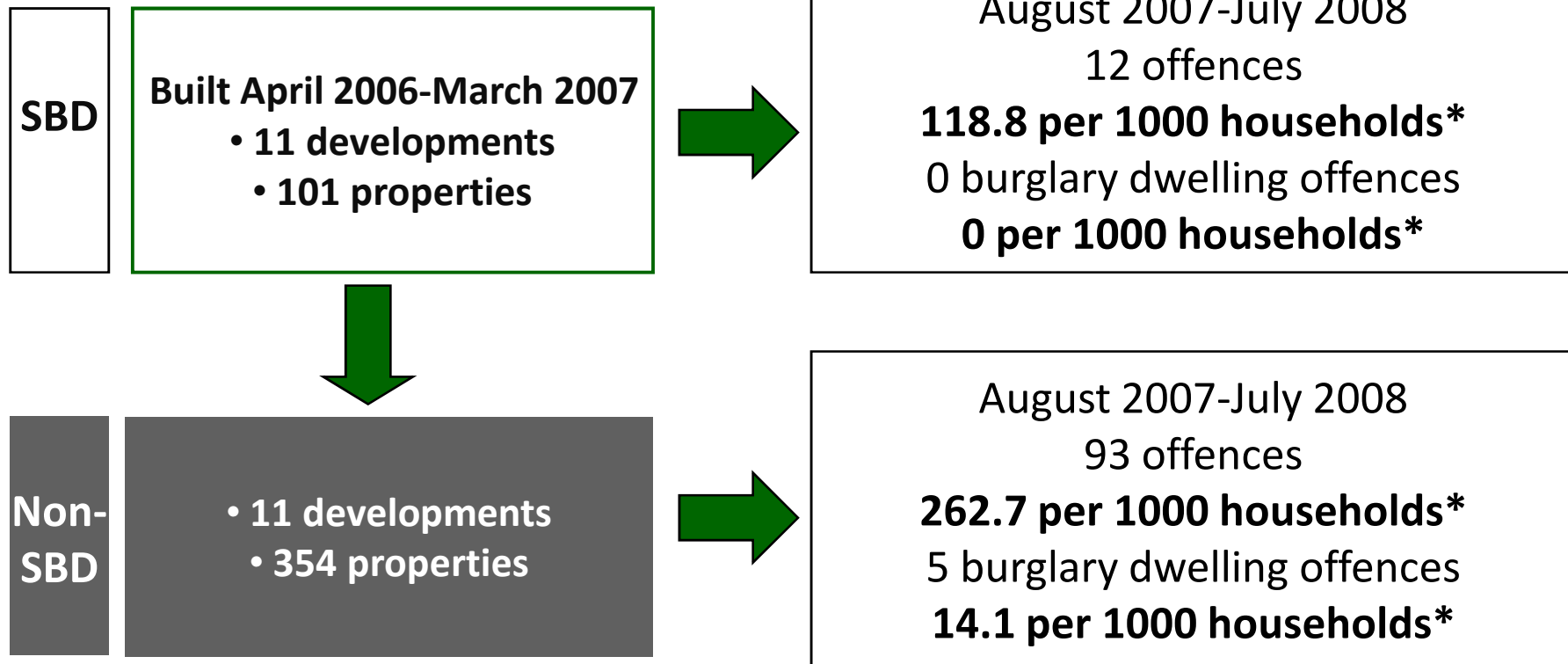
# 1) SBD v whole of West Yorkshire

## 1) WHOLE OF WEST YORKSHIRE



## 2) SBD against Same Street

### 2) SAME STREET





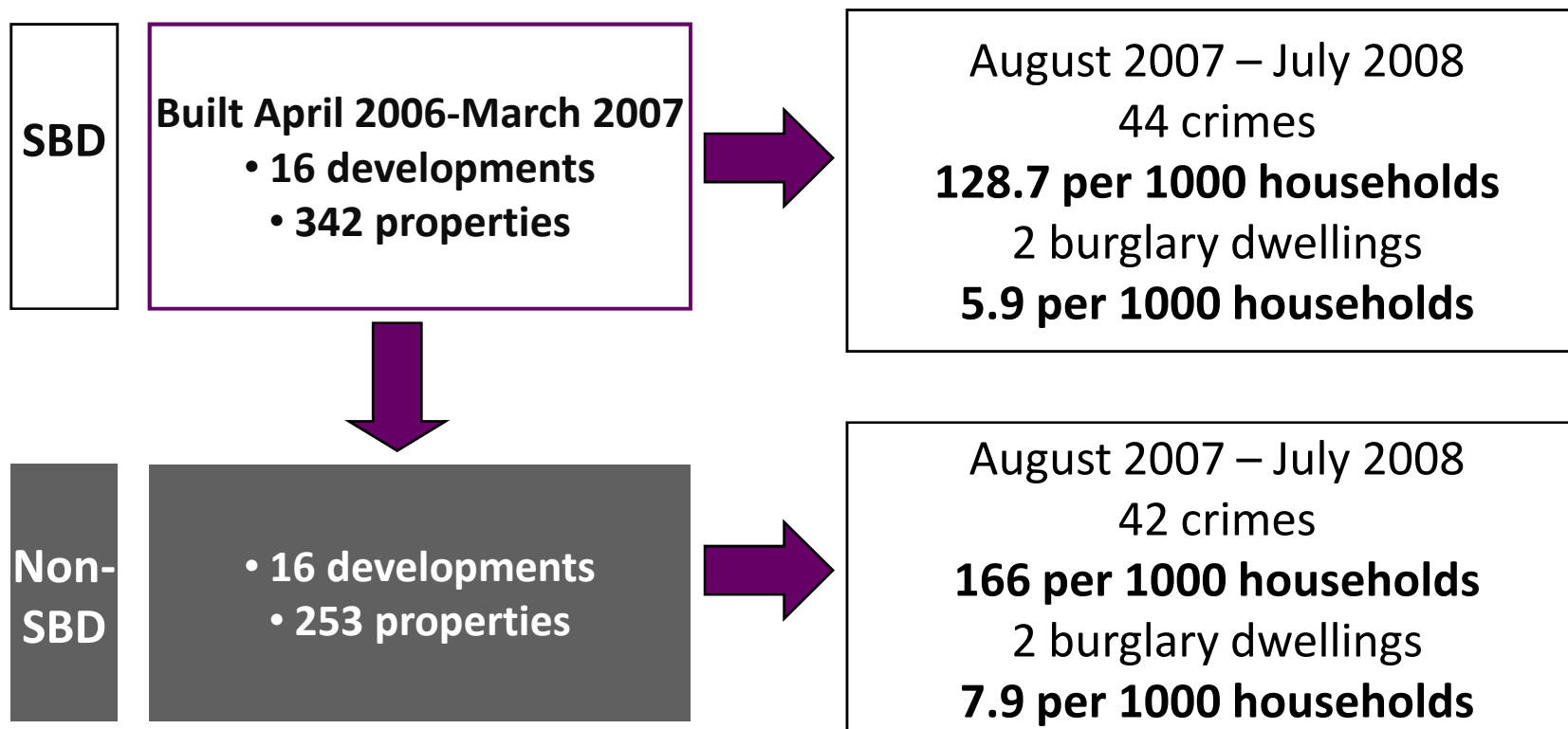
# Crime Categories recorded within the 'Same Street' sample



	Non SBD		SBD	
Crime Type	No.	Rate	No.	Rate
Assault	24	67.8	0	0.00
<b>Criminal Damage</b>	12	<b>33.9</b>	4	<b>39.6</b>
Burglary Other	7	19.8	2	19.8
Burglary Dwelling	5	14.1	0	0.00
Theft from vehicle	7	19.8	0	0.00
Theft of vehicle + twoc	3	8.5	0	0.00
<b>Other</b>	35	93.2	6	59.4
<b>TOTAL</b>	<b>93</b>	<b>262.7</b>	<b>12</b>	<b>118.8</b>

# 3) SBD and non-SBD Matched Pairs

## 3) MATCHED PAIRS



# Crime Categories recorded within the 'Matched Pairs' sample

Crime Type	Non SBD		SBD	
	No	Rate	No	Rate
<b>Assault</b>	7	<b>27.7</b>	17	<b>49.7</b>
Criminal Damage	12	47.5	8	23.4
Burglary Other	1	4.0	2	5.9
Burglary Dwelling	2	7.9	2	5.9
Theft from vehicle	1	4.0	2	5.9
Theft of vehicle + twoc	0	0	3	8.8
Other	19	75.1	9	26.3
<b>Total</b>	<b>42</b>	<b>166.0</b>	<b>44</b>	<b>128.7</b>

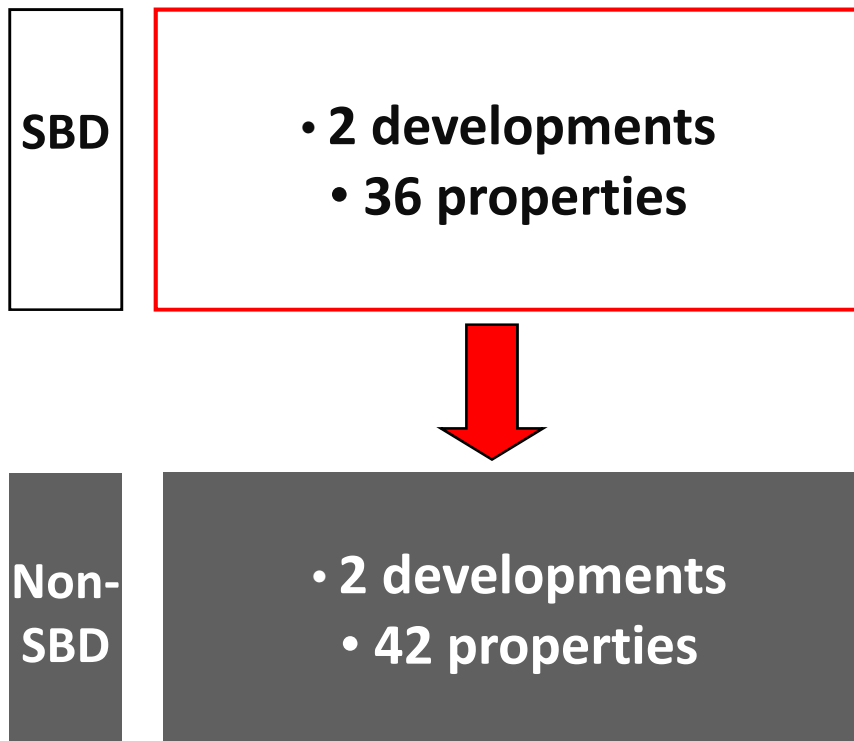
# Self-Reported Crime Data



- Questionnaire responses low: **11%**
- SBD respondents experienced less crime than non-SBD

# Re-evaluating Original 1999 Sample

## 4) RE-EVALUATING ORIGINAL SAMPLE



# 1999 – 2009: Matched Pair One

	No. of properties	Number of Crimes 1999/2000	Crime Rate per 1000 in 1999/2000	Number of Crimes 2007/2008	Crime Rate per 1000 in 2007/2008
<b>SBD Street</b>	14	1	71.43	1	71.43
<b>Non-SBD Street</b>	14	1	71.43	8	571.43

**SBD performs better than (or same as) non-SBD for both time periods**

# 1999 – 2009: Matched Pair Two

	No. of properties	Number of Crimes 1999/2000	Crime Rate per 1000 in 1999/2000	Number of Crimes 2007/2008	Crime Rate in 2007/2008
<b>SBD Street</b>	22	1	45.45	3	136.36
<b>Non-SBD Street</b>	28	5	178.57	6	214.29

**SBD performs better than non-SBD for both time periods**

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# Visual Audits



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Inspiring tomorrow's professionals



# 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

## 1. SBD versus 'West Yorkshire'

- Burglary rates are lower within the SBD sample (5.8 per 1000 households compared to 22.7)
- All crime categories lower in SBD sample

## 2. SBD versus non-SBD 'Same Street'

- Burglary rates are lower within the SBD sample (0 burglaries per 1000 households compared to 14.1)
- All crime categories (with exception of criminal damage) lower in SBD sample

## 3. SBD versus non-SBD 'Matched Pairs'

- Burglary rates are lower within the SBD sample (5.9 burglaries per 1000 households compared to 7.9)
- Assault, vehicle crime and burglary other higher in SBD sample

# Conclusions

## 4. 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**
  - 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

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# Conclusions

- 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

# Other research...

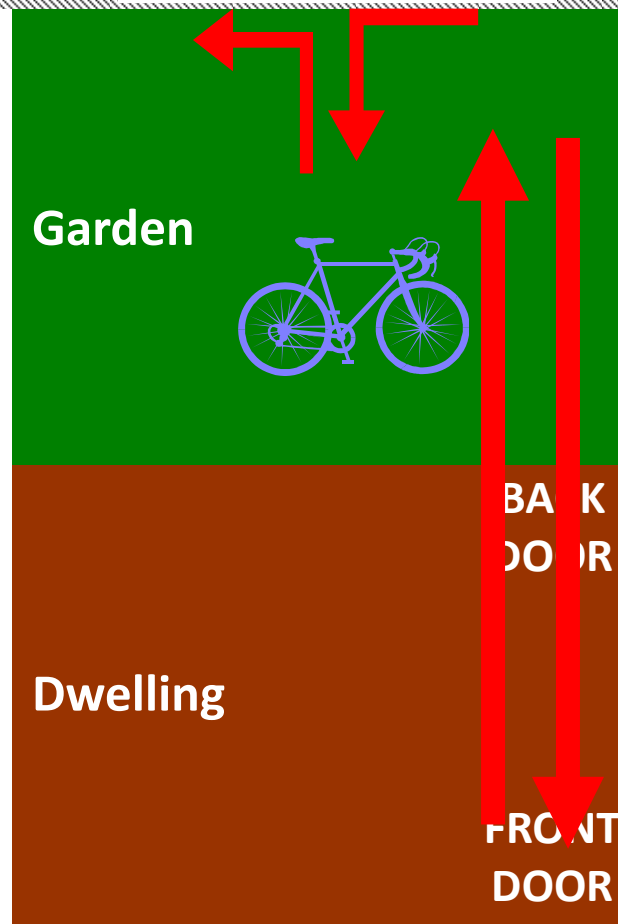
## Sustainability via Security: Aligning the Agendas



- Funded by ACPO SBD
- Aimed to identify existing or potential tensions between the aims of sustainable **and** secure housing design

# Sustainability via Security

Rear Access



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# Other research...



## Residential Design and Crime

- Funded by the Home Office and managed by CABE
- Aimed to clarify some of the confusion regarding particular design features and their impact upon crime.
- The extent to which developments considered to be good practice examples of design quality offer crime reduction benefits.

Thank-you for listening

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