



# *University of* **HUDDERSFIELD**

## **University of Huddersfield Repository**

Monchuk, Leanne

As Safe as Green Houses? Security and Sustainability

### **Original Citation**

Monchuk, Leanne (2009) As Safe as Green Houses? Security and Sustainability. In: National ALO/CPDA Training Event, 27-29 January 2009, Crown Plaza Hotel, Nottingham. (Unpublished)

This version is available at <http://eprints.hud.ac.uk/id/eprint/9721/>

The University Repository is a digital collection of the research output of the University, available on Open Access. Copyright and Moral Rights for the items on this site are retained by the individual author and/or other copyright owners. Users may access full items free of charge; copies of full text items generally can be reproduced, displayed or performed and given to third parties in any format or medium for personal research or study, educational or not-for-profit purposes without prior permission or charge, provided:

- The authors, title and full bibliographic details is credited in any copy;
- A hyperlink and/or URL is included for the original metadata page; and
- The content is not changed in any way.

For more information, including our policy and submission procedure, please contact the Repository Team at: [E.mailbox@hud.ac.uk](mailto:E.mailbox@hud.ac.uk).

<http://eprints.hud.ac.uk/>



*University of*  
**HUDDERSFIELD**

The Applied Criminology Centre

# As Safe as *Green* Houses?

Security and Sustainability

Leanne Monchuk

[leanne.monchuk@hud.ac.uk](mailto:leanne.monchuk@hud.ac.uk)

# Content of the Presentation

---

- Research commissioned by ACPO CPI
  - The importance of sustainability and sustainable development
  - Code for Sustainable Homes
  - Security within the sustainability agenda
  - Case study
  - Tensions/synergies
  - Some recommendations
-

- ACPO CPI commissioned an extensive piece of research surrounding this topic
  - The findings from this research are to be published in the near future
  - The aim of this presentation is to provide an overview of the findings
-

# What we did...

---

- Visit to Freiburg, Germany
  - Literature Review
  - Formed an expert group (**potential** problems/synergies)
  - Interviews with Key Personnel - (DCLG, CABE, Eco-Town Panel)
  - Visited 8 case study sites around the country (**actual** problems/synergies)
    - Interviews with ALO, planner and developer
    - Discussed experiences of attempting to achieve a sustainable and secure development
-

# **What is sustainability and sustainable development?**

---

# What is Sustainability and Sustainable Development?

---

- Sustainable means '*capable of being maintained*'
- **Sustainable development;**

'meets the needs of the present without compromising the ability of future generations to meet their own needs.'

UN Department of Social Affairs Division for Sustainable Development (1987) p.54

- **Sustainable community;**

'places where people want to live and work now and in the future. They meet the diverse needs of existing and future residents...'

ODPM (2005) *Defining Sustainable Communities*, HMSO.

---

# What is Sustainability and Sustainable Development?

---

‘The main thing we want is places where we can live for a long time and don’t have to regenerate. The fact that we’ve got regeneration departments in all our councils says that we fail and that we are unsustainable...’

Hemingway, W. (2007) *Sustainable City Design*: [http://www.hemingwaydesign.co.uk/html/wayne\\_talks.htm](http://www.hemingwaydesign.co.uk/html/wayne_talks.htm)

---



# Why Sustainable Development?

---

- Housing shortage – 3 million more homes by 2020 - it is important that this is done without unnecessary costs to the environment
- Buildings contribute half of the UK total CO<sub>2</sub> emissions
- Buildings generate 16% of the nation's waste during the construction phase

Edwards (2000) Sustainable Housing: Architecture, Society and Professionalism. In: B. Edwards and D. Turrent (Eds.) *Sustainable Housing Principles and Practice*. London, E & FN Spon. P. 12-35.

---

# Why Sustainable Development?

---

- We need **more homes** and we need to make sure that these are built with **minimal impact** on the environment
  - The Government is planning to build up to 10 eco-towns by 2020
-

# **Code for Sustainable Homes**

---

# Code for Sustainable Homes

- Officially launched in England in 2007
- Single framework which can be used to measure standards of sustainable design
- Nine categories that form the Code
- Point scoring scheme (mandatory and non-mandatory) across the nine categories
- The sustainability rating which a home achieves represents its overall performance across nine Code design categories

# Point scoring table

Total points score	Code Levels
36 Points	Level 1 ☆
48 Points	Level 2 ☆☆
57 Points	Level 3 ☆☆☆
68 Points	Level 4 ☆☆☆☆
84 Points	Level 5 ☆☆☆☆☆
90 Points	Level 6 ☆☆☆☆☆☆

# Code for Sustainable Homes

- Nine categories:

- Energy and CO<sub>2</sub> emissions;
- Water;
- Materials;
- Surface water run-off;
- Waste;
- Pollution;
- Health and wellbeing;
- Management;
- Ecology.

Home User Guide

Considerate Constructors  
Scheme

Construction Site Impacts

Security

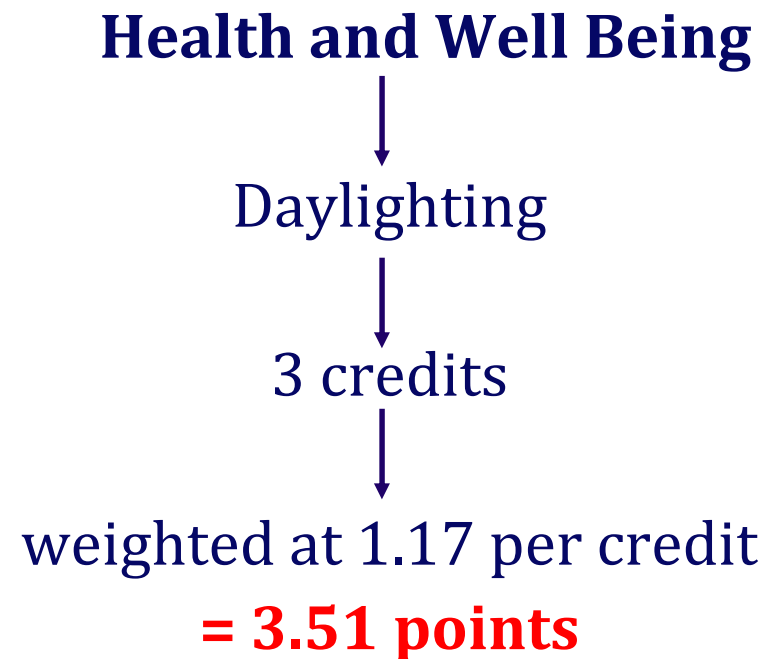
# Code for Sustainable Homes

---

- Overall sustainability rating
  - Mandatory requirements for a number of categories, but apart from these, the Code is flexible
  - Developers can choose how they make up their credits
-

# Code for Sustainable Homes

- Credits awarded vary
- Each credit is weighted





# Code for Sustainable Homes

---

- **Water section** - 1 credit is weighted at 1.50 points
- **Management section** – 1 credit is weighted at 1.11 points

‘...derived from extensive studies involving a wide range of stakeholders who were asked to rank (in order of importance) a range of environmental impacts’.

Department for Communities and Local Government (2008) *The Code For Sustainable Homes: Setting The Standard In Sustainability For New Homes*

- Only information provided in the Code
-

# Code for Sustainable Homes – Crime

- Management – Security
  - A maximum of **two** credits (weighted at 1.11 points per credit) are available for security **(2.22 points)**
  - Credits are obtained where:
    - an ALO or CPDA is consulted at the design stage and their recommendations are incorporated into the design of the dwelling
- AND**
- by complying with Section 2 – Physical Security from ‘Secured by Design New Homes’
- Not a mandatory requirement, unlike other sections of the Code that are
-

# **Examples of getting credits**

---

# Ways to obtain credits

- Once all mandatory credits from the varying sections of the Code are achieved, additional credits can be obtained by:
  - Provision of drying space (two credits)
  - Cycle storage provision (two credits)
  - Installing a water-butt (one credit)
  - Composting bin (one credit)
  - Consultation and compliance with Section 2 of SBD New Homes (two credits)

# Effort versus reward

---

- Easier to obtain two credits by doing other things?
  - Don't have to consider security at all when attempting to score eco-points
  - Security is optional and only scores you two credits
  - Quick win!
-



## Points scoring?

---

“The government has introduced the Code for Sustainable Homes, so expect to see more ‘rabbit hutches’ with solar panels...In fact, I am pretty confident that public realm, landscape and house design will suffer because of the rush towards scoring eco-points”

Hemingway, W. (undated) [http://www.hemingwaydesign.co.uk/html/waynes%27s\\_mouthings.htm](http://www.hemingwaydesign.co.uk/html/waynes%27s_mouthings.htm)

- Not just trying to score points as quickly as possible
  - Need to make sure they are building truly sustainable developments
-

# Tensions

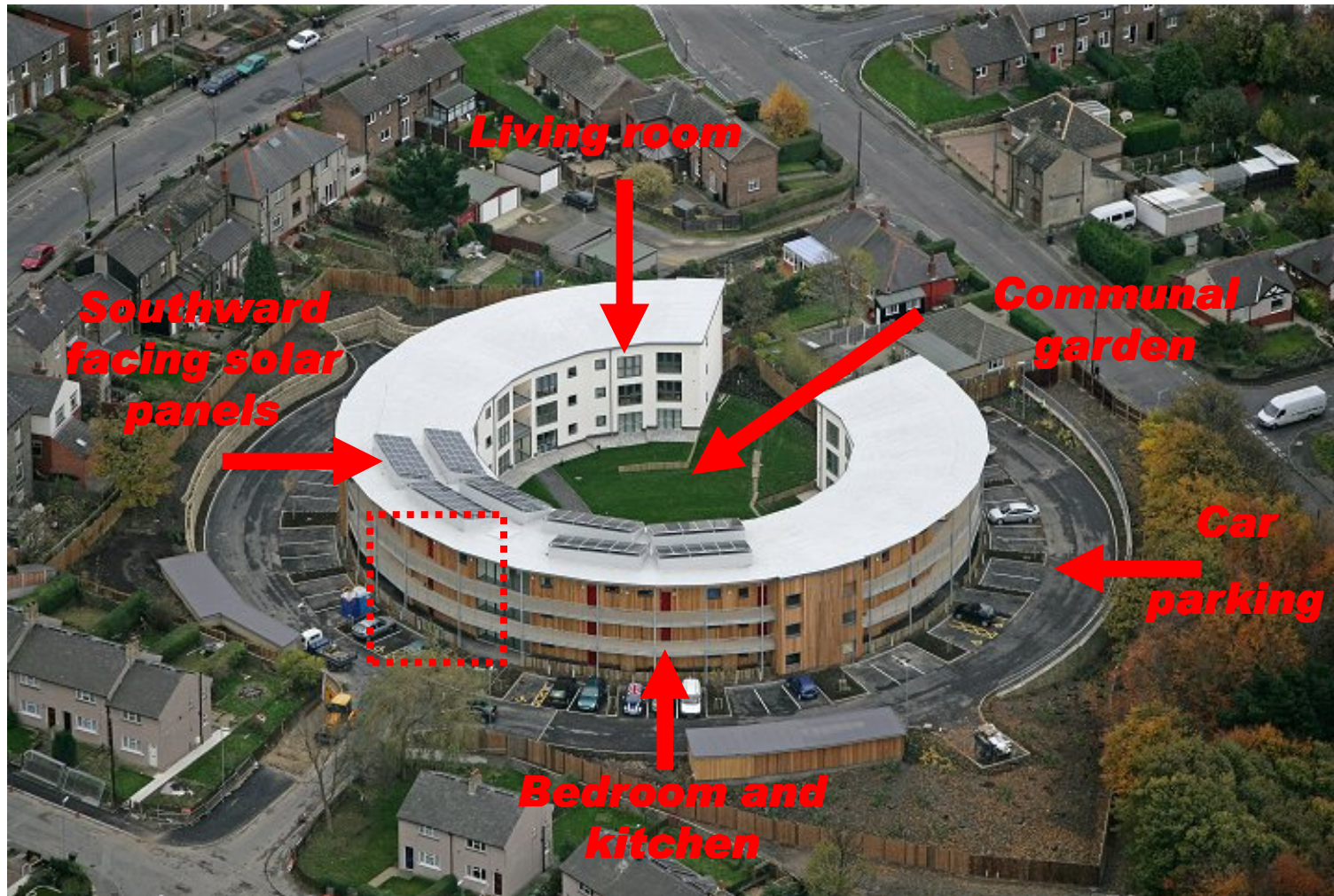
---

# An example...

- 
- Example in the North of England
  - Look at a number of things, specifically:
    - Orientation;
    - Car parking and
    - Decking.
  - Other tensions include;
    - External lighting;
    - Cycle storage and
    - Planting.
-



# An example...



# An example...





# Decking

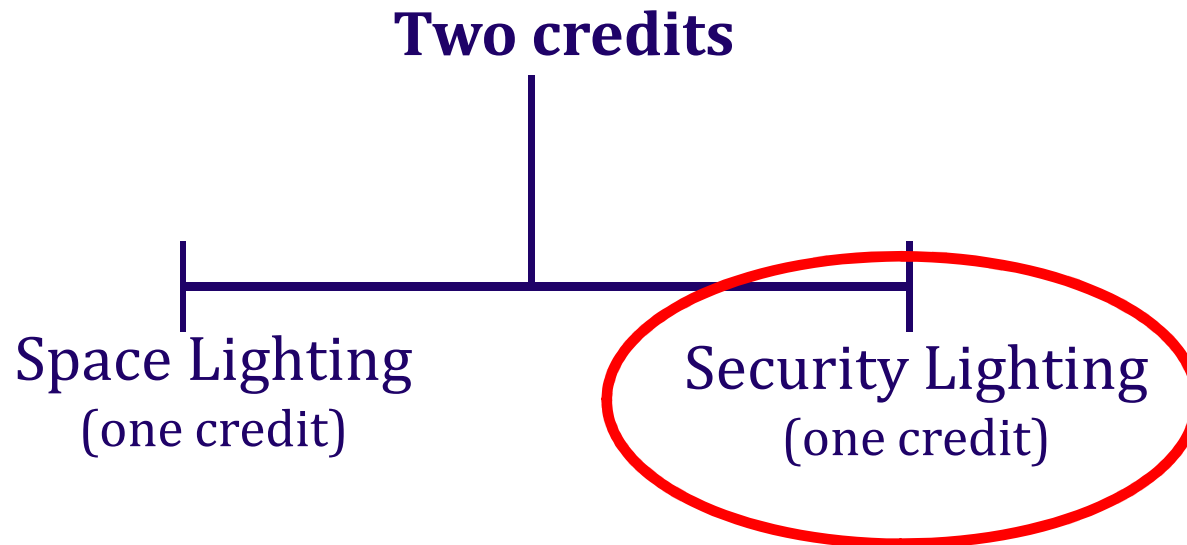


# Sustainable?



# External Lighting

- Two credits are available
- **Aim:** To encourage the provision of energy efficient external lighting, thus reducing CO<sub>2</sub> emissions



# Security Lighting

---

- One credit
  - A maximum wattage of 150W **and...**
  - Movement detecting control devices **and...**
  - Daylight cut-off sensors or timers

**OR...**

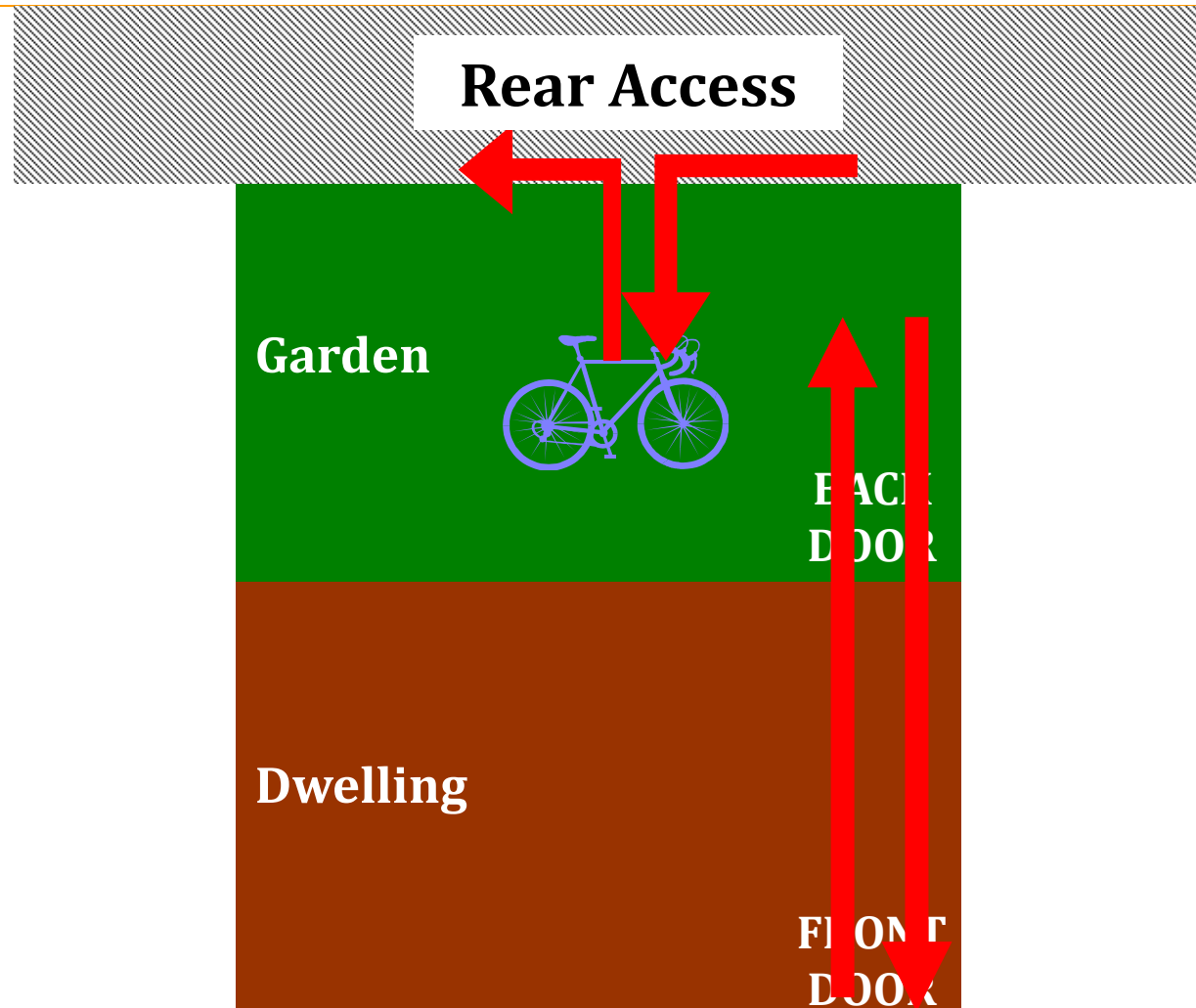
- 'If **no security lighting** is installed, the security lighting credit can be awarded by default'
-

# Cycle Storage

---

- Two credits for having cycle storage in the occupants' garden
  - Credits only achieved if access from the store to a public right of way is not through a dwelling
-

# Cycle Storage





# Cycle Access

- Rear access is not recommended by SBD
  - This encourages the use of footpaths/alleys
  - It would need to be secure
  - Additional lighting, fencing and locks
  - Additional cost and additional energy
  - Is securing the rear access a priority once the points for cycle storage have been achieved?
-

# Planting



# Ecological – but what about surveillance?

---



# Conflicts?

- Although **specific tensions** identified through case study visits, the research found that there were **no tensions** between the wider aims and principles of sustainability and security
  - No tensions between aims and principles of SBD and Code for Sustainable Homes
  - The tensions we identified were about bad design and poor management
-

# Conflicts?

- 
- Achieving SBD **does not** prevent a developer from achieving high levels of sustainability
  - Achieving high levels of sustainability **does not** prevent a developer from achieving SBD
  - You can achieve a **secure AND sustainable** development
  - Sustainability via security
  - “There is no earthly reason why the two can’t live together in harmony”
- CPDA*
- ‘Solutions’ provided by expert group
-

# Synergies

---

# Synergies...

- More windows = more natural light
  - More windows = more opportunity for surveillance
  - Triple glazed windows
  - Promotion of private space
  - Promotes sound insulation to reduce the likelihood of noise complaints from neighbours (4 credits!)
-

# It's not just about being green

---

- Too heavily focused around green credentials?
- Crime **has** to be taken into account – is a sustainable development one with high crime rates and high levels of fear of crime?
- ‘places where people want to live and work now and in the future...’

ODPM (2005) *Defining Sustainable Communities*, HMSO.

- People have to be safe and feel safe
-



# It's not just about being green

---

“We have to start rolling other things into sustainability. We have to address the climate but...we’re becoming blinkered and thinking that this is the only thing that matters to society at the moment. Well it isn’t. Other things go hand in hand”

Hemingway, W. (2007) *Sustainable City Design*: [http://www.hemingwaydesign.co.uk/html/wayne\\_talks.htm](http://www.hemingwaydesign.co.uk/html/wayne_talks.htm)

“...the criminogenic capacity of the built environment has consistently been ignored within this conceptual framework [sustainability agenda]”

Cozens, P. (2002) Sustainable Urban Development and Crime Prevention Through Environmental Design for the British City. Towards an effective Urban Environmentalism for the 21st Century. *Cities*. 19 (2), 129-137.

---

# More suitable definition?

---

“Housing that meets the perceived and real needs of the present in a resource efficient fashion, whilst providing attractive, safe and ecologically rich neighbourhoods”

Edwards (2000) Sustainable Housing: Architecture, Society and Professionalism. *In:* B. Edwards and D. Turrent (Eds.)  
*Sustainable Housing Principles and Practice*. London, E & FN Spon. P. 12-35.

---

**To conclude...**

---

# As Safe as Houses?

---

- It is not just about being green
  - Has the sustainability agenda become too closely focused upon environmental concerns?
  - Not about security and sustainability being incompatible – no real thought for security provided within the Code
  - Better design
  - Pre-planning consultation – seeking ALO/CPDA advice
-

# Sustainable, yet secure

---

“I don’t necessarily think...this idea of trying to save rainwater or making a property retain more heat...will make any contribution to security but I think what you have to do is adopt the opposite view and say, well it may not help, but it is certainly not hindering either. If ...they are using sustainable materials...but you can still factor security in, we should all pat one another on the back and be pleased by that”

*ALO*

---

## **Some recommendations...**

---

## Some recommendations

---

- Security is given more weight within the Code for Sustainable Homes or becomes a mandatory requirement. Level 6 with no consideration for crime prevention
  - Crime representative on the Eco-Towns Expert panel
  - Avoid disincentives ie: Lighting – easy to achieve the one credit by having **no** security lighting
  - The Code looks at individual houses (not past garden wall). More thought for the wider environment (eg: rear access)
-

# Some recommendations

---

- Encourage manufacturers of sustainable windows and doors to have them tested (eg: triple glazed, energy efficient Austrian windows)
  - Consider water-butts and composting bins – to avoid them being used as climbing aids
  - Include standards for secure cycle storage
-



# Thank You

**Leanne Monchuk**

The Applied Criminology Centre  
University of Huddersfield

leanne.monchuk@hud.ac.uk

01484 472670

---