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

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**SECURED  
BY  
DESIGN**



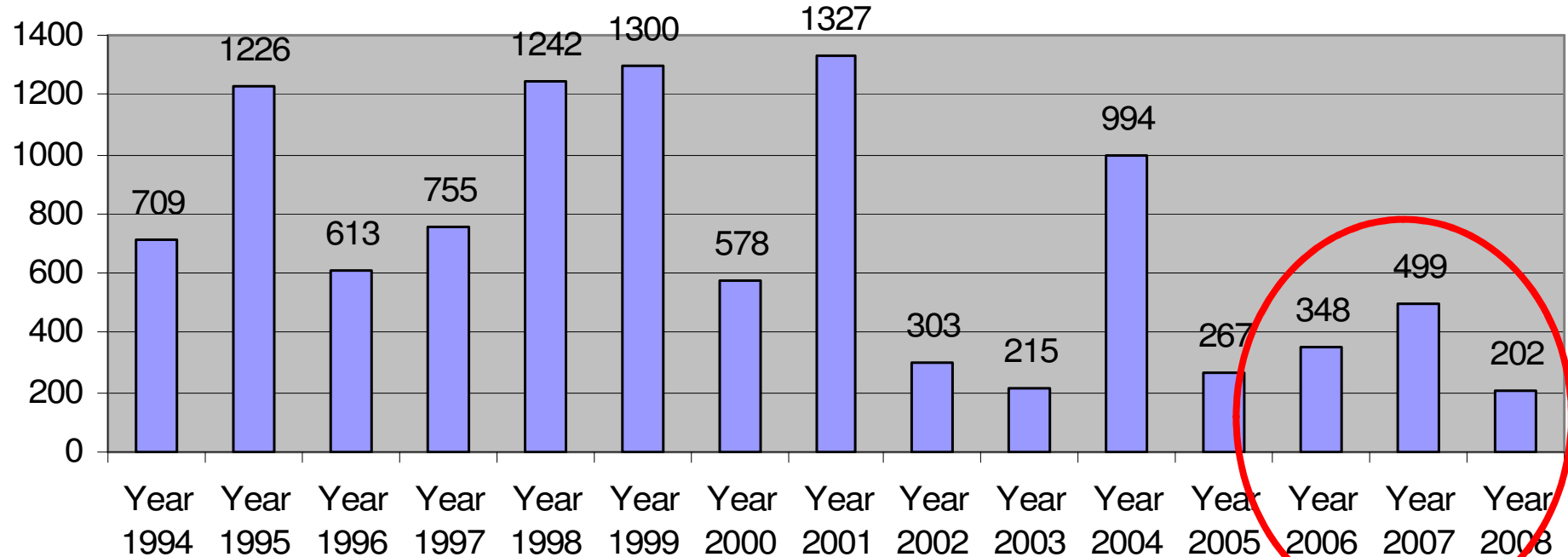
Ref No	Address	Approval Date	Builder/Association	No of Units
650/2007/E	1 to 22 (no 13) & 24,26,28,30,32 Willowfield Close, Halifax, HX2 7LW	16/11/2007	Lovell for Chevin Housing Association	26
651/2007/E	8 & 9 Tewitt Close, Halifax, HX2 9SE	28/11/2007	Bramhall Construction for Pennine 2000 Housing	9
	23 - 29 Tewitt Close, Halifax, HX2 9RJ			
652/2007/E	2,4,6,8 Aysgarth Rd, Healey, Batley, WF17 7HY	04/11/2007	Richardson Projects Ltd for Home Housing Association	29
	1,3,3A, & 21 to 49 (odd) & 26 to 38 (even) Arncliffe Rd, Healey, WF177HT			
653/2007/E	31 to 57 inclusive (odds only)	19/12/2007	Richardson Projects for Firebird JVC	14
654/2008/E	1 to 19 (odd but not 13), 25, 27, 29 and 2 to 10 (even)	08/01/2008	Bramhall Construction for Pennine 2000 Housing	17
	Illingworth Gardens North (Maple Court), Halifax, HX2 9RD			
655/2008/E	5 to 27 (inclusive but no 13) Tewit Close, Illingworth, Halifax, HX2 9SE	05/02/2008	Bramhall Construction for Pennine 2000 Housing	38
	29 to 41 (odds) Tewit Close, Illingworth, Halifax, HX2 9RJ			
	38 to 46 (even) Tewit Close, Illingworth, Halifax, HX2 9RJ			
656/2008/E	1 to 10 Sunrise Court, Bradford, BD5 0RF	06/02/2008	Strata Construction for Firebird JVC	23
	1,9,10,11,12,14,15,16,17, Sunrise Close, Bradford, BD5 0RG			
	4,6,8,10, Elizabeth Street, Bradford, BD5 0SD			
657/2008/E	24 to 38 (evens) Clifton Villas, Bradford, BD8 7BY	06/02/2008	Richardson Projects for Firebird JVC	8
658/2008/E	1 to 21 Quaker Street, Bfd, BD3 0QE	28/02/2008	Jack Lunn for Firebird JVC	21
659/2008/E	3,5,7 Ophelia Close, Bradford, BD5 7LG	13/03/2008	Haslam Homes for Bradford Trident	3
	5,7,9,11 Queensfield Drive			4
660/2008/E	18 & 19 Carlton Close, Hemsworth, WF9 4RT	19/03/2008	Harlow & Milner Ltd for Yorkshire Housing	2
661/2008/E	1, 3, 5 Hillam Street, Bradford, BD5 9HT	04/04/2008	Richardson Projects for Firebird JVC	3
662/2008/C	Wetherby EPCC, Hall Field Lane, Wetherby, LS22 6JT	24/04/2008	Miller Homes for Leeds LIFT	1
663/2008/E	1 to 18 (no 13) Windsor Road, Todmorden, Lancashire, OL14 5LG	16/05/2008	Richardson Projects for St Vincents	17
664/2008/C	Barkerend Locality Hub, New Otley Road, Bradford	27/05/2008	Accent Group for Bfd & Arredale Care Partnership	1
665/2008/C	Undercliffe Primary Care Centre, Bfd	27/05/2008	Accent Group for Bfd & Arredale Care Partnership	1
666/2008/C	Lower Wortley Enhanced Primary Care Cent, Ring Road, Lds,LS12 5SG	29/05/2008	Miller Construction for Leeds PCTs	1
667/2008/E	Chiltern Avenue, Castleford, Wakefield, WF10 5PP	02/06/2008		28
668/2008/C	East Leeds Enhanced Prim Care Cent, Osmondthorpe Ln, LS9 9EF	23/06/2008	Miller Construction for Leeds PCTs	1
669/2008/E	1 to 10 (all) Allerton Grange Close, Bfd, BD15 7LG	25/08/2008	Strata Construction for Manningham Housing	10
	1 to 11 (odd) Quaver Lane, Bfd, BD15 7NL		Number 7 is number 10,000	6
	13,13A,15,15A,17,17A, Saffron Drive, Bfd, BD15 7LB			6
	24 to 44 (even) Allerton Grange Drive, Bfd, BD15 7HE			11
670/2008/E	1 to 11 (odd) & 9a & 11a, Hanson Road, Rastrick, Brighouse, HD6 3JL	25/07/2008		8
	92 & 92a, Highfield Road, Rastrick, Brighouse, HD6 3JA			2
671/2008/C	The Marketing Suite, Wellington Place, Leeds, LS1 4AP	15/08/2008	Stone House Projects Ltd for MPEC	1



10,238 Buildings



SBD building: Totals by year



2 Burglaries

SBD = 5.7

per 1000



West Yorkshire Police  
burglary dwelling  
average per 1000

22.7

Aug 06

July 07

Aug 07

July 08



...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**



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WEST YORKSHIRE  
POLICE



University of  
HUDDERSFIELD

*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**



# 1999

*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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