

'Larner Road to Erith Park, a journey of regeneration and rejuvenation'

Author: Mark Headley Design out crime officer, Metropolitan Police (UK)

Summary.

Scanning.

- Problems associated with Drug Dealing, Robbery, Burglary, prostitution, vehicle crime, local gangs, the Woolwich Boys and the RA gang, and Anti-Social Behaviour were common problems on the Larner Road estate, culminating with the violent murder on the estate of a local youth in 2008.
- Crime levels were so bad that a Wikipedia page has been created, which features the crime on Larner Road.
- The problems were apparent to Orbit, the housing provider, the local community, the local police and community teams, and following a high profile drug related murder, then became infamous in the national press.
- Due to the high levels of crime associated with this estate compared to the crime levels in the larger general location, and the need for urban re-development generally, Larner Road was the first site selected.
- Offenders were a mix of both residents and non-residents coming to the estate to commit crime and drug related offences, or to loiter, where residents were being victimised and harassed.
- A 'POP' response was adopted and implemented due to the disproportionate amount of crime in a concentrated area.

Analysis.

- Crime data from police reports and records of complaints to the housing provider where not provided with sufficient detail to fully progress.

- Residents raising concern to Orbit about the impact of crime, many wanted to move away, nearly all aware of, or suffered to some extent.
- The fear of crime was real but remained under reported.
- Quality of life reduced, fear of crime or reprisal, assaults and loss of property common.
- Offenders included drug users, dealers and gang members.
- The motivations usually money and status.
- Previous police interaction was limited to reactive investigations and local patrols.
- Police Patrols were at a disadvantage because offenders would see police approach and make off easily or hide within the blocks.
- The problems on the estate became progressively worse over 25 years.
- Limited impact on issues giving residents a poor view of policing the area.
- Phase 1 and 2 contain a total of 586 homes, housing approximately 1100 people, an increase in the estate population.
- Phase 3 will be a further 320 homes with approx. 700 residents

Response.

- The new development needed to have reduced levels of crime and greater resident satisfaction.
The planning department and the housing association needed to work with police to condition the application.
- Following the proven success around CPTED secured by design (SBD) would address a large number of existing issues.
- The additional costs to build to Secured by design (SBD) standards needed to be emphasised and balanced and the benefits explained.
- Initial reservation to implementing SBD approach needed to be balanced against the willingness to comply, cost and highlight benefits.

Assessment

- Reduction in crime and disorder
- Greater resident satisfaction within the area
- Now to be seen as a desirable place to live
- Independent Comparison study with the Erith park and a similar non SBD development confirmed resident satisfaction
- Featured in the trade press and several industry awards for the development given.

Description.

Scanning

In 1964 the Larner Road estate received planning consent and construction started shortly thereafter, with the construction of the first two 15 floor tower blocks. Within three years a further five 16 floor blocks where added. The works were faceless concrete blocks typical of the era, comparable to the Thamesmead estate.

Directly opposite Larner Road, across a dual carriage, is the Arthur Street estate, also constructed during this period and mirroring Larner Road demographically. Arthur St Comprised of only three 13-storey tower blocks and three low-rise maisonette blocks.

The design and layout of the main Larner Road estate featured the seven blocks orientated in a rough semi-circle, gave the area an enclosed, defensive feel, with the covered walkways, inadequate lighting and poor sight lines.

The initial aspirations for this housing development were never fully realised and unfortunately, the area soon became notorious for crime, with violence, gangs, drug problems, (both use and supply) being common problems.

Police calls to the estate became hazardous, usually requiring a two-car response, the first unit to attend the incident, the second to provide close standby support and to guard the vehicles.

Following the tragic murder of a local youth in 2008 on the estate, and with the unacceptable ongoing crime levels present, having a daily impact on the quality of life for the residents, something had to be done.

Like a number of similar developments built at that time, the design naturally lead to an environment that was suited to crime, having poor natural surveillance, lack of defensible space and poor lighting, as was highlighted in the proposal for the redevelopment of Larner road.

Below is an extract from the planning summary in relation to application 12/01379/out for the re-development of the site, the extract below is the police input:

(See Appendix 1) <http://democracy.bexley.gov.uk/documents/s48334/Report.pdf>

***“Metropolitan Police:** The site has a history of anti social behaviour, drugs and motor vehicle crimes to mention a few and the Safer Neighbourhood team have had detailed inputs from their experiences on the estate in its present state. The applicants are very much aware of the historic troubles and are endeavouring to create a safe and secure environment for people to live, work and visit. They are proposing back on back gardens, some in curtilage parking, frontage to the street, lots of natural surveillance, street parking, good lighting and physical security and building to create a sense of community. The development will be social housing RSL being Orbit Housing Association.*

If all the measures are implemented and the applicants have a continued consultation with the CPDA on the design and layout, then the physical security there is no reason why this project should not achieve full accreditation for part 1 and 2 Secured by

Design New Homes 2010.

A planning condition should be attached in the interest of crime prevention and security that the application should adopt the principles of and meet Design and layout (part 1) and (part 2) physical security requirements of Secured by Design New Homes 2010 incorporating accredited, tested, and third party certificated products.

By the inclusion of such measures this development will satisfy the needs of local policy ENV60 as well as demonstrating how such measures will be incorporated to minimise crime as contained in DCLG circular 01/2006 paragraph 87”.

This paragraph together with the well documented problems in the area resulted in the planning approval with the condition:

Planning condition 25.

The development hereby permitted shall adopt and meet the Design and Layout (part 1) and (part 2) physical security requirements of Secured by Design New Homes incorporating accredited, tested and third party certified products to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objective of SbD. Details of these measures shall be submitted and to be approved in writing by the Local Planning Authority in consultation with the Metropolitan Police prior to the commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

Reason: In order to achieve the principles and objective of Secure by Design to improve community safety and crime prevention.

From the long history of crime in Larner road, it was apparent the same mistakes could not be allowed to happen again.

Analysis.

The population of Erith grew in the 1960's as more new housing developments were constructed, but as the population increased so did the level of crime.

Larner Road became a place where people did not want to live due to crime and fear of crime in the area.

Residents frequently contacted or complained to Orbit, and many were requesting a transfer to another property in another location. However, because of the fear of repercussions the residents were reluctant to provide sufficient details to enable these matters to be properly investigated or reported to police, so the true levels of crime and anti-social behaviour could not be quantified.

From further investigation for phase 3 (See report appendix 2) with site visits and discussions with local police, Orbit and the residents confirmed this was still the case with those remaining in the old blocks:

"It should also be noted that the level of reported crime does not reflect the level of actual crime. It is very likely that a high number of incident go unreported for reasons already discussed.

Anecdotally there appears to be a real fear of reporting anti-social behaviour, drug use and crime by residents for fear of reprisal from those responsible, which would suggest the offenders are local and known to the residents, and it was advised at our meeting some current long term residents are believed to actively try not to get involved, this is to some extent what has been confirmed by the local officers."

Police response to calls to the area included regular routine patrols by the Safer neighbourhood team, where the regular incidents of finding remnants of the criminal activity and drug paraphernalia in communal areas was common.

“Cuckooing” where a gang would take over a vulnerable residents flat for their own use was also not uncommon.

Drug use and dealing was also a regular feature of the area. 2008 saw the murder of an 18-year-old named Faridon Alizada, and in the same incident, the serious stabbing of two 16-year-old youths in the same flat by a drug addict who had attended the flat on the estate intending to rob them.

See APPENDIX 6 for links.

Recovery of stolen vehicles from the car park, or vehicles, which had been broken into, was also commonplace, further distancing the residents from police.

A significant number of residents living in the blocks were also anti-police, being actively involved in criminal activity, and with this brought the fear of reprisal by those remaining law abiding residents so little intelligence was again forthcoming.

Local police officers continued to try to make in-roads and offer a visible presence and reassurance, but due to the poor lighting and lack of natural surveillance, this had little impact.

Maintenance within the blocks increasingly became a problem, through either failure, or deliberate damage. With the access control into the blocks not always working, easy access to all floors was a regular occurrence. The lifts being frequently out of order made leaving the blocks for older residents increasingly difficult.

As the area degenerated, residents increasingly lost any sense of ownership and saw the increase of signal crime, with graffiti, littering and urination within the stairwells.

As has been highlighted the poor lighting around the blocks played a significant part in the increase in crime giving the criminal the perception of safety, reducing the possibility of being identified and risk of capture.

The block structure and layout reduced natural surveillance opportunities, the majority of the residents would not actively look out of their windows for fear of being identified and targeted.

With the increased isolation, poor maintenance, general messiness, signal disorder and fear of crime, the residents had no sense of community or ownership of the communal spaces.

From speaking with Orbit the housing provider, the main issues identified as influencing the quality of life for the residents was drugs, vehicle crime, gang crime, burglary and anti-social behaviour.

Response

In 2013 the first phase of the redevelopment of the estate started, with the demolition of the 7 Lerner Road tower blocks, leaving a small part of the original estate consisted of a number of semi-detached houses, which still remain.

The residents from the blocks were moved into nearby social housing in Arthur Street or to areas like Crayford and Thamesmead, with the opportunity to return as the new phases were completed.

The social housing provider Orbit is to manage the housing stock and development, which was to be constructed by Wates construction.

The UK police initiative "Secured by Design" (SBD) started in 1989, was developed to combat burglary and similar crimes, and has since developed and been shown to significantly reduce a wide variety of crime types.

Metropolitan police SE Design out crime officers (DOCO's) worked with the London borough of Bexley, which ensured, as part of the planning process the new development would include a planning condition to achieve Secured by design.

To continue this relationship with Bexley council, I regularly discuss and comment on new developments and have also have given presentations to planning officers.

As part of the planning approval, a Secured by design condition was included and was to be implemented on the new homes.

Working with all interested parties, Wates and Orbit, the Metropolitan police Design out crime officers (DOCO's also known as CDPDA's) were involved throughout the design phases one and two. This was to highlight the design concerns, reference to the crime types, mitigations, and solutions to reduce or remove the crime possibilities where possible.

Due to the size and scope of this re-development project, the consultation for the first phase was in 2011, completed and occupied in 2015, with phase two completed in November 2018.

As each phase was constructed, I attended site to inspect the works ensuring the opportunities for crime had been minimised and the requirements initially agreed at the design stage, had been interpreted and implemented correctly. On several visits where problems were identified, these were then easily rectified.

One of the main drivers for the development for compartmentalisation of the new blocks. This provides only residents access to the floor on which live and had been previously agreed due to the gang issues and ASB impacting on the residents quality of life. in this area gangs had previously occupied vulnerable properties, and caused intimidation with their "ownership" of the block.

With compartmentalisation, this would be denied, giving back each floor and subsequently each block to the residents.

Other significant drivers to be addressed included the lighting scheme, which was specified to conform to the UK highway standard BS 5489:2013.

Good lighting levels, coupled with good natural surveillance enforces the feeling of exposure to the criminal element inducing fear of capture and identification.

The lighter more overlooked layout of the scheme, with defensible space to each home increased the sense of community, which was demonstrated by parents allowing their children to play outside, something which would never have happened previously.

As the re-development continues, I have now consulted on Phase three which, at this time is still awaiting planning approval. Having reviewed the continuing feedback and crime from the previous phases, and other developments in the Erith area, has led to several other improvements to the design. This should hopefully further reduce the opportunities for crime. (SEE APENDIX 2)

As part of the ongoing crime reduction consultation, on phase 3 I have highlighted the need to remove ambiguous spaces, introduce smaller parking areas, and increase where possible natural surveillance and access control over private and resident only spaces.

This was following my working with the local policing teams and speaking to residents on a number of visits to the site and review of crime in the area.

Phase three it is hoped will be granted planning permission in the of summer 2019 with construction to start shortly after, with completion of a further 320 additional homes in 2021- 2022.

The condition I have proposed to the planning department is that the development will continue to build on the success of the previous phases, and achieve the Secured by design Gold standard.

As the developments in this area progress and further crime data becomes available, these requirements can then be tailored to address apparent issues at the planning stage.

Assessment

Within the new Erith Park development phase one has been included the Orbit residents office, at this office the local police team regularly hold a police surgery.

Few residents feel the need to attend, and those that do usually have positive feedback.

Recently a complaint regarding anti-social behaviour was made to the team, a resident complained about a child drawing their two times table in chalk on the pavement.

Things have significantly improved!

During the summer (of 2018) I worked closely with Orbit and Miss Victoria Ellis, a student of UCL, who carried out her dissertation on "Compartmentalisation, ASB and SBD" using Erith Park in comparison against another non SBD site of similar size and age. (Little Brights). (See appendix 5)

Victoria states:" This research was undertaken to determine whether compartmentalisation has had an effect towards reducing ASB incidents in SBD estates. From the findings discussed, compartmentalisation has been particularly effective in reducing ASB incidents in flat buildings in a SBD estate, which is a promising finding for its future implementation in other SBD estates, and even in non-SBD estates. The security measure also provides distinct benefits for its users, including increased community safety and personal safety, and very little to no adverse effect on community cohesion. However, compartmentalisation can only reduce ASB in SBD estates to a *certain* extent. Some ASB incidents such as environmental ASB which occur outside of flat buildings are beyond the scope of compartmentalisation, and therefore necessitate other security measures to target their prevention. Consequently, compartmentalisation is unable to reduce *all* forms of ASB, which is difficult to achieve in itself due to the nature of ASB. Nonetheless, compartmentalisation provides *a* solution towards reducing particular types of ASB incidents in housing estates, which, if complemented with other security measures, could prevent ASB almost in its entirety".

The resulting document further advised no resident in Erith Park spoken with had witnessed ASB, and compartmentalisation was effective. The document was supportive of the SBD principles, and the reduction of ASB within the blocks, and recognized that with SBD principles further reductions within the development external areas is also achieved.

Having now completed phase two, which achieved SBD certification has now been fully signed off and the successes achieved are well documented.

The phase three design stage is now complete, following meetings with the architects (JTP), Orbit, and with the continued work with the SNT has enabled me to provide CPTED and supporting documents in support of design proposals.

These include division of public and semi-private spaces, the recommendation for closure of a public alleyway, which has been identified crime generator and increases the permeability into the estate.

This work has lead to the implementation of crime reduction measures and will continue for years to come.

Erith Park is now seen as a desirable place to live. In an interview, Caroline Field, Head of Regeneration, Orbit, said “the estate had sold well and has proved to be popular when properties have come up for rental or sale.

The perception in the wider community is that it is an amazing transformation.

Sometimes, on regeneration schemes, people say: ‘You may have built new homes, but it’s still the same place’. But with Erith Park, people can see the wider and deeper transformation – it’s not just window dressing.”

Caroline added: “Residents on the old estate would never have let their children play outside unsupervised because it was unsafe. Today, children are allowed to do so. That’s the measure of what’s changed here.”

Paul Nicholls, Managing Director of Wates Residential, said: “Erith Park is testament to the far-reaching long term impact that design can have on creating great places where people are proud to live”.

The successes achieved with Secured by design on this development have been featured in a number of architectural and planning journals and the trade press within the UK.

See APPENDIX 7 for list of lists.

To celebrate the 30th anniversary of Secured by design, in addition to the usual conference where all UK design out crime officers are represented, a request for examples of good practice was made. I submitted a brief outline summary of the work carried out at Erith park, and was recognised with a runner up award.

APPENDIX

APPENDIX 1 1 the link to the planning application document outlining the need for re-generation at the location full document can be found at:

<http://democracy.bexley.gov.uk/documents/s48334/Report.pdf>

APPENDIX 2

My report outlining concerns and recommendations with regard to the new Arthur St



Arthur ST phase 3
erith park.pdf

layout. Phase 3 Erith Park.

APPENDIX 3

Crime maps and figures for the undeveloped phase 3 area Arthur St. December 2017 and November 2018

Crime type	Total	Percentage
Anti-social behaviour	258	21.34%
Bicycle theft	7	0.58%
Burglary	46	3.80%
Criminal damage and arson	120	9.93%
Drugs	30	2.48%
Other crime	17	1.41%
Other theft	135	11.17%
Possession of weapons	4	0.33%
Public order	86	7.11%
Robbery	18	1.49%
Shoplifting	13	1.08%
Theft from the person	5	0.41%
Vehicle crime	117	9.68%
Violence and sexual offences	353	29.20%

APPENDIX 4

Crime figures from police.uk between December 2017 and November 2018

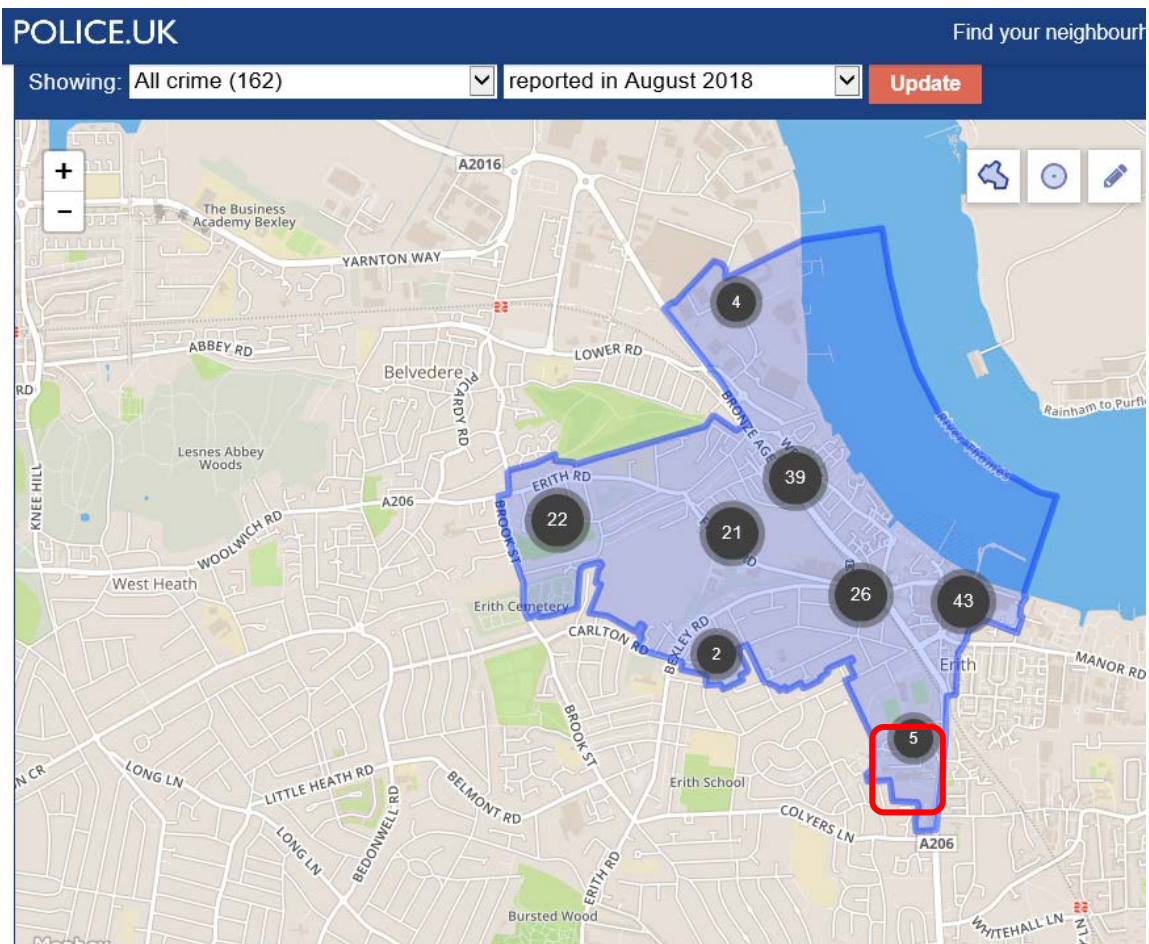
Comparison of the new development with the remaining surrounding ward area:

<https://www.police.uk/metropolitan/00ADGM/crime/+uqV6HP/>

CRIME	Erith park	Erith Ward
ASB	2	414
Burglary	0	100
criminal damage	4	126
public order	3	94
vehicle crime	6	169
violence and sexual offences	8	389

Erith park represents about 5% of the physical ward area.

Population is estimated at approximately 10% of ward total of 12,053 as documented in 2011 census report.



Erith park area in red.

APPENDIX 5

Compartmentalisation and ASB Victoria Ellis.

Embedded PDF files containing full dissertation and executive summary.



Executive
Summary_Compartm



VictoriaEllis_UCL
Dissertation.pdf

APPENDIX 6

Newspaper report into the death of Faridon Alizada

<https://www.thetimes.co.uk/article/stabbed-teenager-is-second-to-be-killed-in-london-this-year-g0xg2wnqgf5>

<https://www.newshopper.co.uk/news/3994670.erith-faridon-alizada-murderer-gets-life/>

<https://www.standard.co.uk/news/crime/man-stabbed-in-plumstead-gang-ambush-had-survived-knife-attack-with-rigby-killer-a2487521.html>

<http://news.bbc.co.uk/1/hi/england/london/7795947.stm>

APPENDIX 7

Trade publications featuring the Erith park redevelopment

<http://www.securedbydesign.com/news/on-the-eve-of-secured-by-designs-30th-anniversary-we-describe-how-a-high-crime-housing-estate-became-a-safe-place-to-live/>

<https://www.ifsecglobal.com/uncategorized/crime-designed-notorious-london-estate/>

<https://www.theconstructionindex.co.uk/news/view/police-and-architects-team-up-to-eradicate-crime-in-problem-estate>

https://blog.doorindustryjournal.co.uk/2019/01/police-crime-prevention-techniques-built-into-regenerated-south-london-council-estate.html?utm_source=Door+Industry+Journal&utm_campaign=a5dca2056b-Retropective+Blogpost+Wednesday+27th+December+2017&utm_medium=email&utm_term=0_d92c9c4af8-a5dca2056b-1204237101

And in February 2019 issue Planning magazine page 26.

IN PRACTICE

Policy briefings and practical advice

Edited by **David Dewar**
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HOW WE DID IT

Designing out crime in estate revamp



(Left to right): PC Mark Headley, designing out crime officer, Metropolitan Police; Caroline Field, regeneration manager, Orbit; Ted Welch, project manager, Wates Residential; and Sergeant Matt Coe, Metropolitan Police

Crime has plummeted on a London housing estate after security features were agreed in the design process, says Colin Marrs

PROJECT Secured by Design on the Erith Park regeneration scheme

ORGANISATIONS INVOLVED

Secured by Design, Metropolitan Police, Wates Residential, Orbit, London Borough of Bexley

The 1970s-built Larner Road estate in Erith, south-east London (originally built by the London Borough of Bexley) had suffered from crime problems over many years. But since the demolition of the estate's eight tower blocks and their replacement by a low- to medium-rise development, crime has plummeted. So how did those overseeing the project – now

renamed Erith Park – make such a dramatic difference?

Ownership of the estate was transferred to housing association Orbit in 1998, but after a consultation with residents and local businesses, a decision was made to demolish the blocks and replace them with a development of 650 new homes. The association selected developer Wates as its development partner in January 2012, with architect Broadway Malyan appointed the following month.

The scheme had already won £15 million of grant funding from the government's Homes and Communities Agency (now Homes England). "Due to the history of the site, there was lots of scepticism about whether we could turn things around, and a condition of the grant was that we would build the new scheme to Secured by Design (SBD) principles," says Shami Kaler, technical director at Wates Residential.

SBD is an initiative that encourages design techniques and products to increase security and reduce crime in new building projects. It was established in 1989 and, according to the police, SBD developments are up to 75 per cent less likely than the average project to be burgled and generally show a reduction of 25 per cent in criminal damage.

The London Borough of Bexley's protocol for estate regenerations meant that, before architects had set to work on the designs, planners sent a letter to the SBD team in the Metropolitan Police to ask for their input. "That is the stage at which we like to get involved," says SBD development officer Lyn Poole, who was seconded to the initiative from the Metropolitan Police. "We can give the architects a general guide as to what they should and shouldn't put in, in terms of lighting, landscaping and natural surveillance of open areas from windows."

Orbit also worked with residents, both to draw on their experiences of

what was wrong with the design of the old estate, but also to give them an understanding of how good design principles work, according to Caroline Field, the housing association's regeneration manager on the project. "We worked with [government adviser] the Design Council to take residents round other successful developments and demonstrate the importance of things like seeing a front door when you arrive as a visitor, so you don't have to wander around too much trying to find your friend's flat," she says.

A degree of negotiation between the police and the housing association was needed to meet both parties' needs. One particular point of compromise was over electronic gates that the police wanted to be installed on parking areas under the buildings. "We wanted these for security and to prevent fly-tipping, but Orbit said that gates on other developments had high long-term maintenance costs," says Poole. "So we had conversations that led to changes in

KEY LESSONS

Security measures don't have to be ugly. "You might have the perception it's all about big cages and barbed wire, but it doesn't have to be like that," says Metropolitan Police designing out crime officer Mark Headley. "Places can be comfortable for residents to live in but uncomfortable for criminals."

Police involvement through the entire design process is vital. "You start it before an application is submitted, preferably," says Secured by Design development officer Lyn Poole. "But the police also need to make sure that important elements are not being value-engineered out during the process."

Flexibility is also vitally important. "We had differences with the Secured by Design team, but they treated it as a conversation and a constructive challenge rather than a didactic process," says Orbit regeneration manager Caroline Field. "If we said something wasn't suitable for our needs, they found other ways of doing it."

Larner road tower blocks



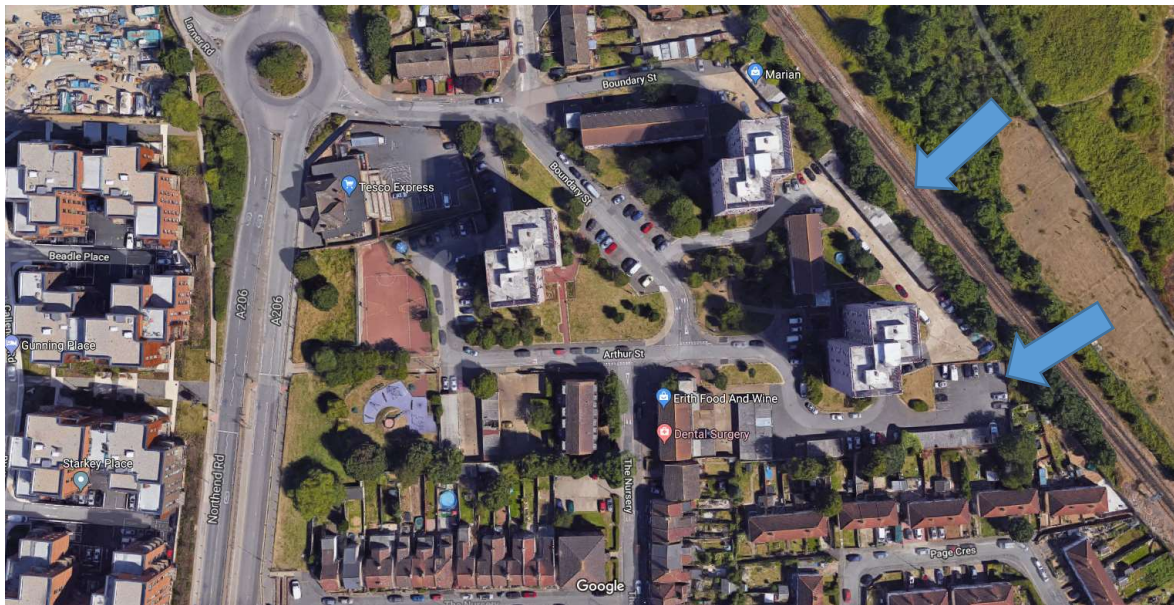
Arthur street Boundary street re-development Erith.

Following the meeting on Wednesday 10th January 2018 held at Caroline House, High Holborn between HKR Architects, Wates, Orbit Housing and the Metropolitan Police Secured by Design the re-development was discussed.

This document I have produced following our discussions to address crime levels, crime generation and crime reduction in the future on the current or second proposal.

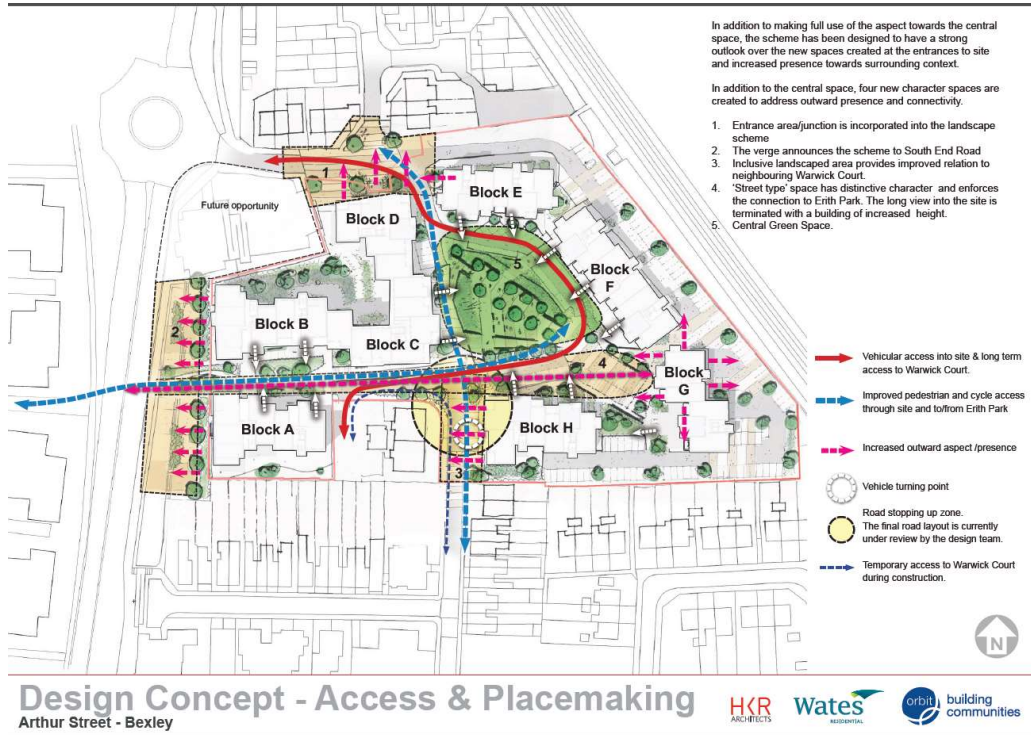
I am a service police officer based at Bromley police station, prior to becoming a Design Out Crime Officer (DOCO) I was attached to the Bromley Town and Bromley Common and Keston wards as a safer neighbourhood officer for a total of nine years. I was also with Camberwell Green safer neighbourhood team for two years, and as such have a long experience of neighbourhood policing and crime.

Arthur Street at present. (Image 1).



Blue arrows denote current parking bays highlighted by local police officers as problem areas and crime generators.

Current proposal (Image 2).



Second proposal (Image 3).



At the meeting two outlines were discussed with regard to the development, the current proposal (image 2), which included the objective of a 1:1 parking ratio and has achieved 0.95:1.

The second proposal (image 3) was then discussed, this has the disadvantage of reduced ratio to 0.88:1 as the car parking has been removed from the rear of the blocks and relocated to the front, but still retaining three smaller court yard parking areas between the blocks as can be seen in blue on the second proposal image 3.

As a Design Out Crime Officer I support the second design proposal for the following reasons.

- Better informal surveillance of vehicles and pedestrians by occupants
 - Creation of defensible space in the form of rear gardens and smaller parking courts
 - Court yard parking has a single entrance, less attractive to criminals as increased fear of being trapped.
 - Greater likelihood of crime being reported as smaller semi private space gives sense of ownership by residents.
 - Ownership of the area (private gardens) and the parking courts due to the smaller size, suspicious activity is more likely to be challenged.
 - CCTV more effective as distances reduced.
 - Not so attractive due to the reduced space for ASB with motor scooters and motorcycles.
 -
- Potential long term benefits and service reduction from reduced crime, damage, ASB and potential fly tipping.

Below I have sought to expand, clarify and further justify the benefits of the second proposal.

Local police team: Northend Safer neighbourhood team

As part of the research for this document as well as research from publically available crime figures I have been in contact with officers responsible for the daily policing of this area, and who regularly patrol the streets, deal with the issues and are in contact with local residents. I feel this is particularly relevant, so have invited the team to offer local knowledge input below.

My name is Mark Pigott and I have been a PCSO on Northend Ward for 13 years and know the area well. Our team is made up of another 2 PC's, Mark Brookes-Smith and James Telfer who have over 7 years working on the ward between them.

Historically the Boundary Street estate has always been an area with a high volume of crime and asb and is always a ward hotspot. We have, in the past, had to implement a dispersal zone on the estate to reduce crime, asb and fear of crime. This worked successfully and resulted in 5 ASBO's being granted to individuals, 2 of whom lived on the estate and 3 who didn't.

Although the dispersal did a lot to reduce overall crime and asb stats for the area, it is still a ward hotspot. The car park areas are regularly used as a dumping ground, not just fly tipping but for old unwanted vehicles too. There are often stolen cars found there along with cars registered locally (not necessarily on the estate) but no longer in use. Then there are the vehicles parked at the back of

Canterbury House that are used by 2 local nominals who live around the corner from the estate. They are linked or registered to many vehicles parked at the location.

The alleyway that leads from Page Crescent onto Arthur Street is well known for drug dealing and drug use with several arrests made in the last 2 months at the location, all for drug offences. This alley leads almost directly into the car park at Canterbury House and is always used as an escape route for suspects as well as any groups that are seen hanging around the area causing ASB.

Residents are intimidated by groups that loiter by the shop on the corner, by the bronze pig area, the alleyway or indeed inside the block. More often than not, in a group hanging around the area, only one or two may reside on the estate, the rest come from various locations across the borough. When asked why they come here to hang around they often claim that the tower blocks are "somewhere to go when it is cold or rainy". This causes issues for residents and the site caretakers with criminal damage often reported by means of communal doors being smashed, graffiti and litter as well as residents informing us that stairwells and entrances are blocked by the group who won't move out of the way and are rude to anyone asking. This has led to a negative response for every time we try and set up a Neighbourhood Watch for the estate as many residents feel that they will be seen as a "grass".

I would guess that we patrol the estate at least once daily during each shift we work and we often have "Block patrols" or "ASB issues" chosen as ward promises at our quarterly residents panel meeting where they choose the areas they would like us to concentrate on as it is seen as a current issue.

In short, we are welcoming the proposed developments for the whole estate but this is in the hope that sensible options are made in the design and layout taking on board how many hiding places and out of the way areas there are now and hopefully not having anything similar within the new estate.

(Appendix 4) We can be contacted on 0208 721 2023 or email NorthendSNT@met.police.uk

Surveillance issues

The design brief for the current proposal states the following:

"In addition to making full use of the aspect towards the central space, the scheme has been designed to have a strong outlook over the new spaces created at the entrances to site and increased presence towards surrounding context.

In addition to the central space, four new character spaces are created to address outward presence and connectivity.

- 1. Entrance area/junction is incorporated into the landscape scheme*
- 2. The verge announces the scheme to South End Road*
- 3. Inclusive landscaped area provides improved relation to neighbouring Warwick Court.*

4. 'Street type' space has distinctive character and enforces the connection to Erith Park. The long view into the site is terminated with a building of increased height.

5. Central Green Space."

From an SBD/policing viewpoint the above reference to the outlook over the created five character spaces and the main green is good, offering high levels of informal and natural surveillance and should be retained and enhanced. However the areas behind the blocks E, F and G given over to parking in the current proposal would not generally be overlooked, as the activity within these blocks is concentrated to the front elevations.

The rear of the blocks contain non-active rooms (from a surveillance aspect, ie bedrooms), which offer limited surveillance opportunities. Add to this the change in level as the proposed parking would be lower, and the opportunities for surveillance reduce further.

It is my belief that there will initially be no immediate issues, but over time this car park area will revert back, and suffer rising levels of anti-social behaviour, drugs, and vehicle crime issues, as is currently the situation. Resulting in a lack of control and feelings of ownership by residents of this space, which will then lead to reduced use of this area.

The result of this decline will cause increased parking pressure on surrounding streets, where vehicles are felt to be safer if overlooked by residential properties. Further, as car parking usage by residents continues to reduce those cars remaining will suffer greater risk of theft or damage and the area having more open space will attract further ASB, crime and drug use. Service demand to the management company requesting action will also increase.

CCTV and additional active rooms overlooking the carpark may mitigate to some limited extent, but unless the CCTV is of high specification and quality and more importantly being actively monitored, and action is taken when a crime or ASB is witnessed, it will then at best only serve to confirm a crime has taken place.

Depending on a number of factors: the image quality, time of day, distance and the awareness of cameras by those responsible, and the response (hooded tops, face covering, generic clothing etc.) will also effect the evidential value of any footage captured.

Similarly if any potential witnesses do not feel secure in the knowledge that action will be taken, or fear the risk of reprisal, I would suggest their curtains will be drawn, and no other action taken. It is my experience that when crime or ASB are witnessed some distance away, from several floors up, unless very serious, or effecting the individual personally, it is likely little or no action would be taken. However at the front of the properties "on the doorstep" people are usually more likely to look and possibly get involved.

In an exposed, open, well lit, active, observed location, criminal elements feel more exposed and so cautious, and are less likely to commit offences. It is my belief the designing out of potential issues where possible is far more beneficial to residents, management and service providers in the medium and long term. (Situational crime prevention study*1)

Defensible Space

The second proposal has moved the blocks back to allow for an area of additional space which would then be given to car parking in the active frontage. This has a number of advantages.

Vehicles would be parked in active well surveyed areas as discussed above, adding to the general activity to the front of the development.

The rear of the block is given to private gardens which will then offer greater protection to each of the ground floor properties, reducing the risk of burglary, (which is most commonly through ground floor rear doors or windows) and criminal damage, and giving privacy and a positive sense of ownership of the space.

The smaller parking courts, whilst still adding to the number of parking spaces overall for the development have significant advantages over the large single connected parking area in the proposal.

The smaller parking courts have a single entrance/exit, which is less attractive to criminals as this increases fear of being overlooked or detection, and a greater likelihood of crime being reported as smaller semi private space gives greater sense of ownership by residents.

Anyone seen in these private gardens and the parking courts due to the smaller size would be more obvious, and likely to be seen as suspicious. It is then more likely that they be reported or challenged.

A single CCTV camera could be utilised to cover each entrance and would be more effective as the distances to be captured are reduced. Also with the smaller size area the parking courts would not be so attractive for ASB with motor scooters and motorcycles.

Lastly, in a smaller space any abandoned vehicles should also be more apparent.

All of which should lead to potential long term benefits and service reduction from reduced crime, damage, ASB and the potential for fly tipping, which as disposal costs increase, are rising.

Reported Crime

The Northend ward currently has an average of 111 reported crimes per month (Appendix 3) (a high proportion are generated in the Arthur street area (See appendix 2 crime map.)) and is also suffering higher average levels of reported crime, than Greater London and Bexley borough average levels.

It should also be noted that the level of reported crime does not reflect the level of actual crime. It is very likely that a high number of incident go unreported for reasons already discussed.

Anecdotally there appears to be a real fear of reporting anti-social behaviour, drug use and crime by residents for fear of reprisal from those responsible, which would suggest the offenders are local and known to the residents, and it was advised at our meeting some current long term residents are believed to actively try not to get involved, this is to some extent what has been confirmed by the local officers.

Boundary Road Arthur street (which can be seen in image one above) has a similar parking strategy to the current proposal, and it is in this area where high levels of anti-social behaviour, drug use and dealing, motorcycle and motor scooter crime are tending to occur.

As such this is the area which is targeted for patrol when resources and operational commitments are available and allow, and as would be expected, generate high numbers of stop and search, far more than the rest of the ward combined. (Seen appendix 1 stop and search map).

Figures from STOP AND SEARCH and crime level publically available and can be obtained from www.police.uk

Conclusion

As can be seen from the local officers who have assisted me with their years of service and local knowledge in this area, the current parking arrangements are key crime generators. As such a departure from the current layout would assist in breaking this pattern and tackling crime and disorder.

As previously stated, from a Design Out Crime perspective the second design proposal is beneficial for the following reasons.

- Better informal surveillance of vehicles and pedestrians by occupants
- Creation of defensible space in the form of rear gardens and smaller parking courts
- Court yard parking has a single entrance, less attractive to criminals as increased fear of being trapped.
- Greater likelihood of crime being reported as smaller semi private space gives sense of ownership by residents.
- Ownership of the area (private gardens) and the parking courts due to the smaller size, suspicious activity is more likely to be challenged.
- CCTV more effective as distances reduced.
- Not so attractive due to the reduced space for ASB with motor scooters and motorcycles.

Potential long term benefits and service reduction from reduced crime, damage, ASB and potential fly tipping.



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Designing Out Crime Officer

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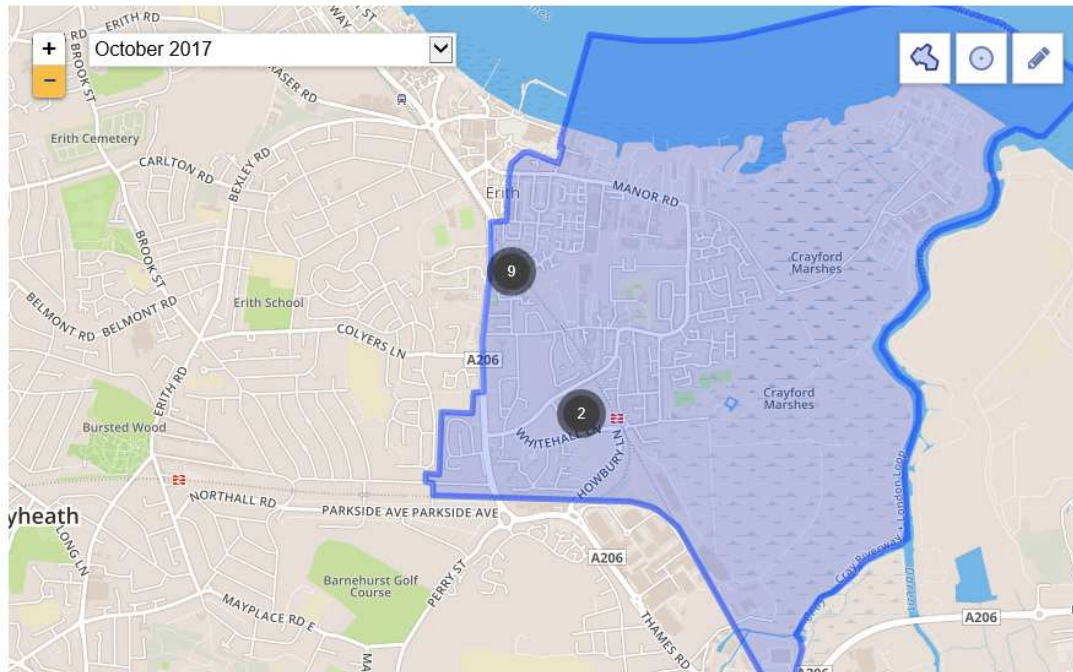
*1

Definition of Situational prevention study. Clarke 1995:

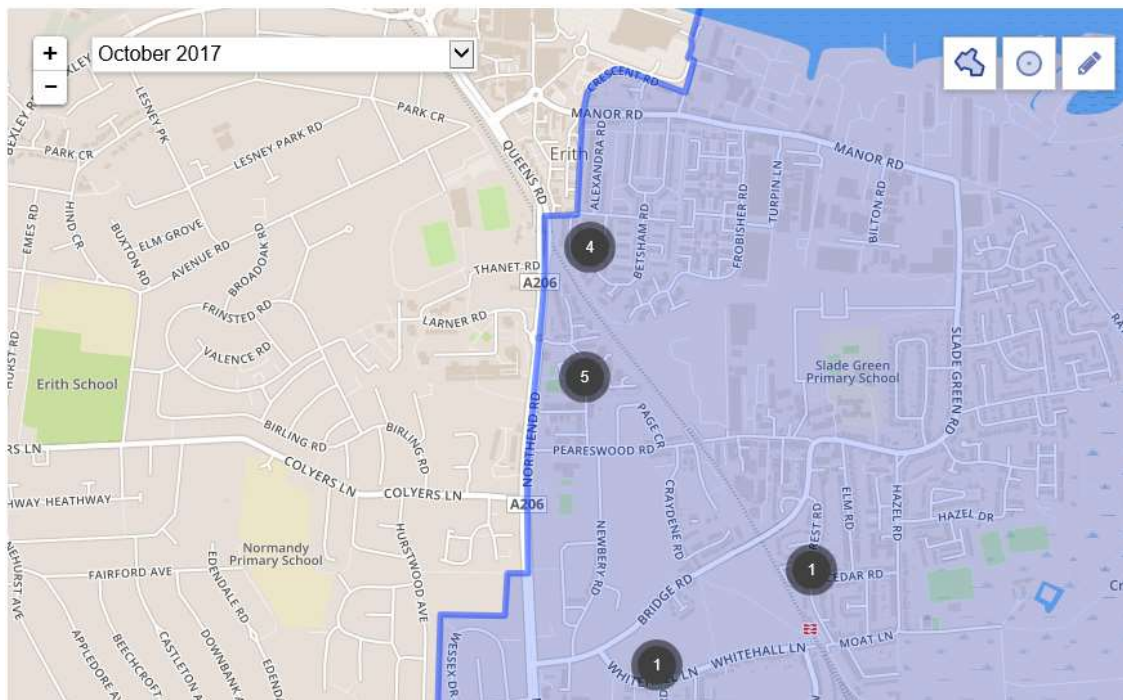
Situational prevention comprises opportunity reducing measures that (1) are directed at highly specific forms of crime, (2) involve the management, design or manipulation of the environment in a systematic and permanent way as possible, (3) make crime more difficult and risky, or less rewarding and excusable as judged by a wide range of offenders.

Appendix 1 Stop and search examples Northend.

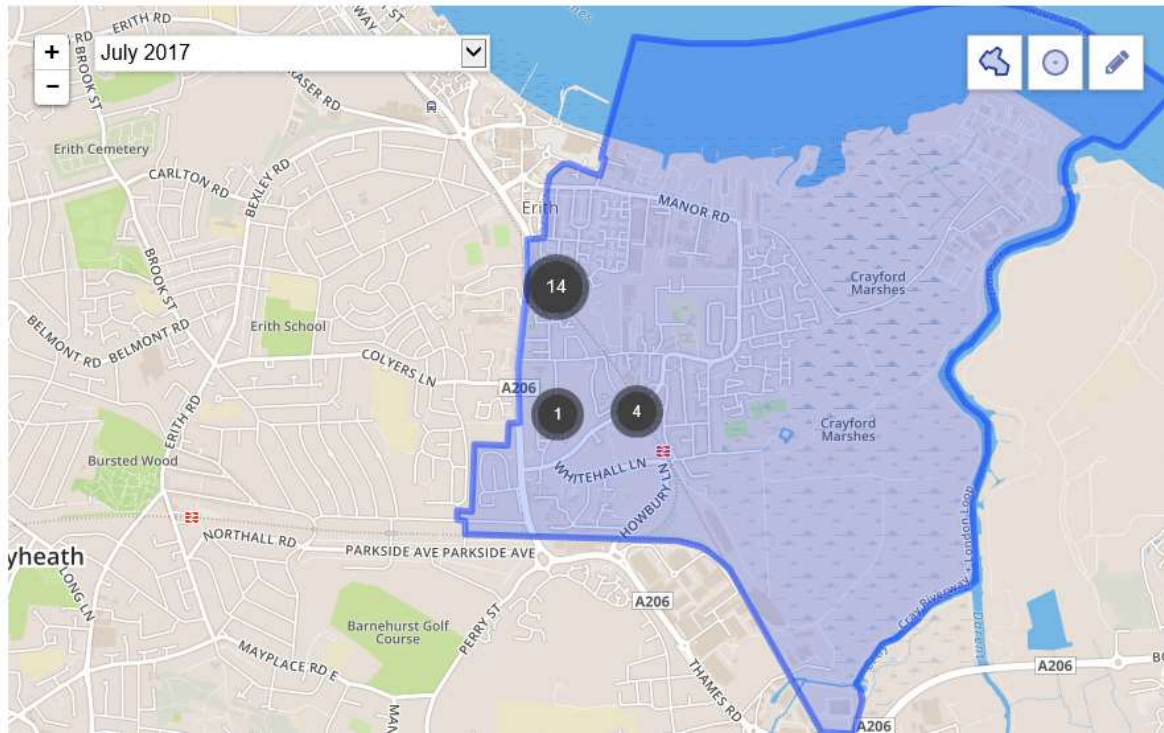
Click on the dots on the map for information about individual stop and searches.



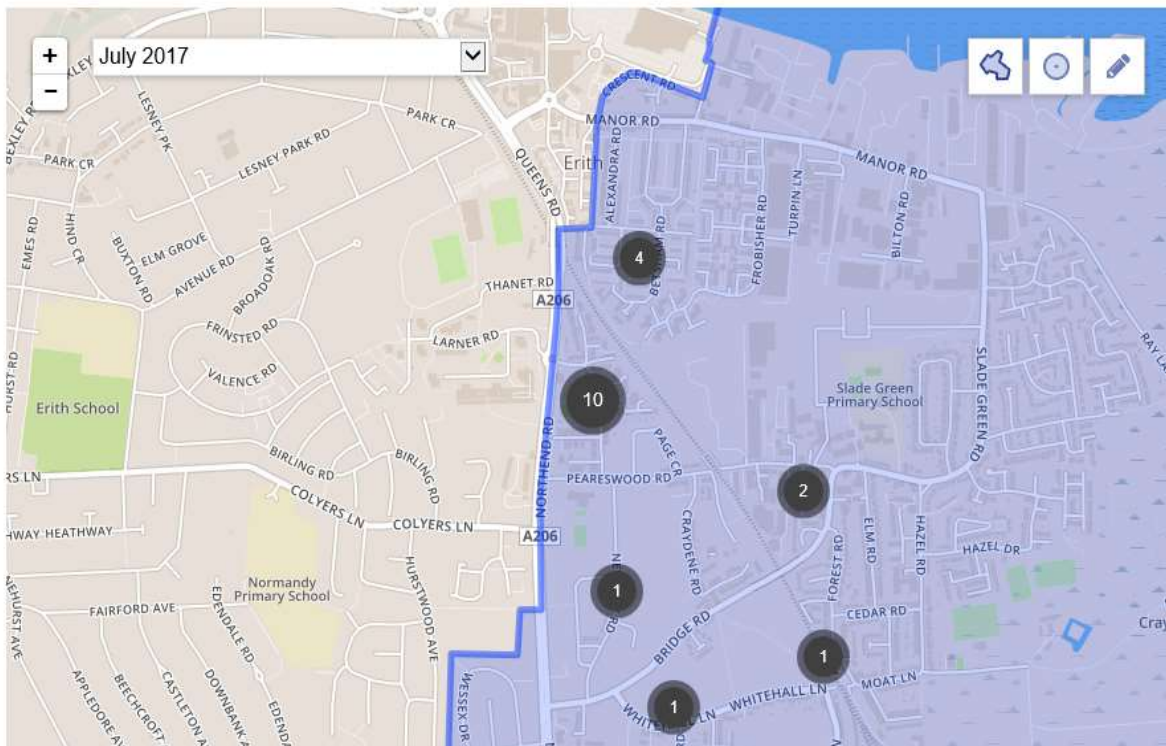
Click on the dots on the map for information about individual stop and searches.



Click on the dots on the map for information about individual stop and searches.



Click on the dots on the map for information about individual stop and searches.

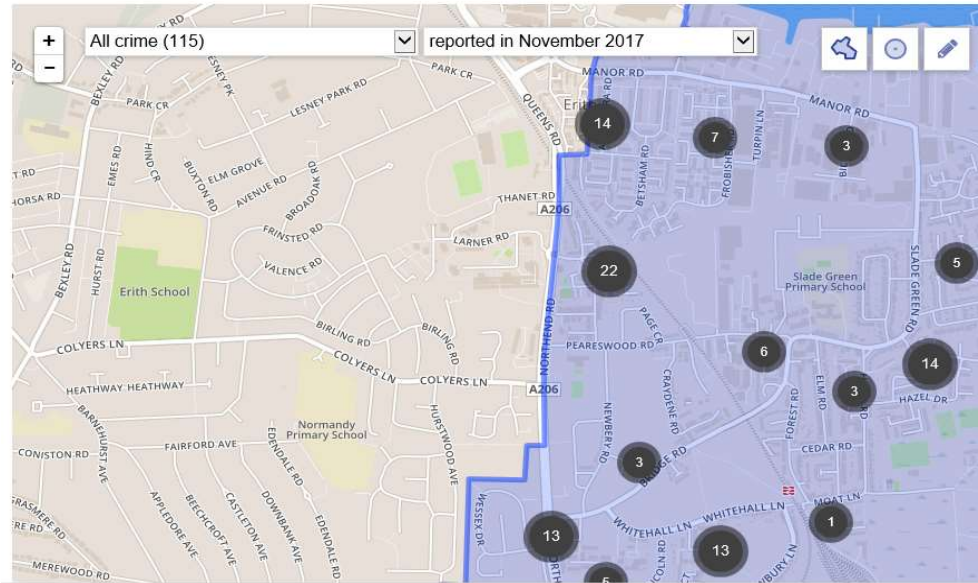


Appendix 2 Reported Crime.

Crime map

[View A-Z list of crime locations](#)

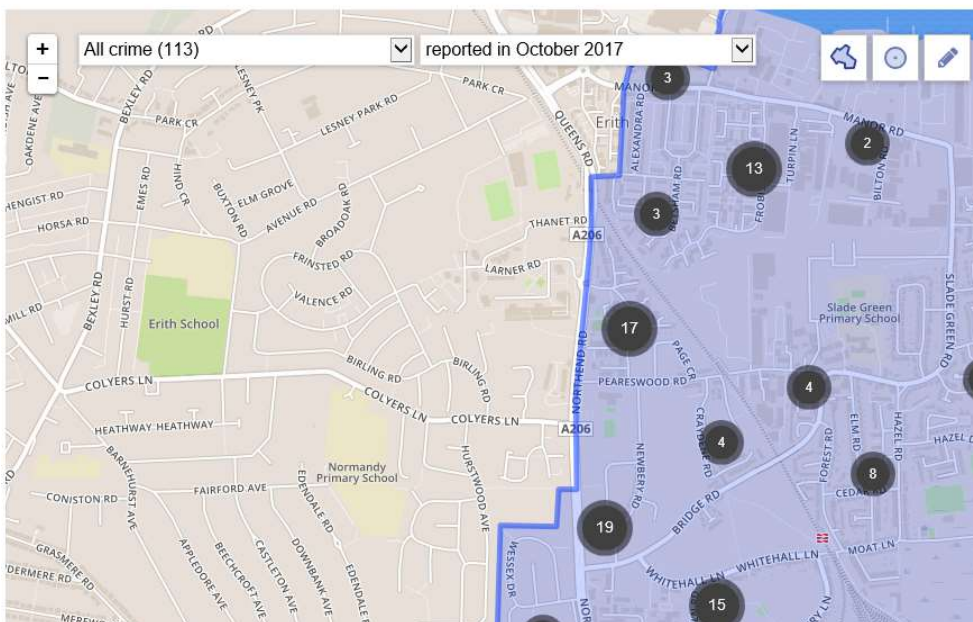
Click on the dots on the map for information about individual crimes.



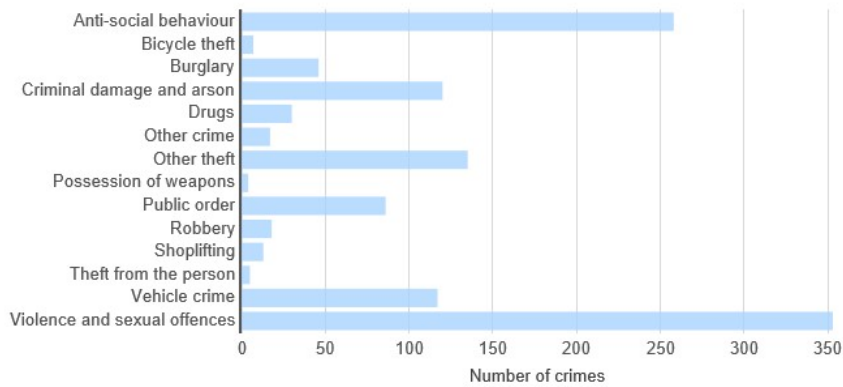
Crime map

[View A-Z list of crime locations](#)

Click on the dots on the map for information about individual crimes.



Comparison of crime types in this area between December 2016 and November 2017



Crime type	Total	Percentage
Anti-social behaviour	258	21.34%
Bicycle theft	7	0.58%
Burglary	46	3.80%
Criminal damage and arson	120	9.93%
Drugs	30	2.48%
Other crime	17	1.41%
Other theft	135	11.17%
Possession of weapons	4	0.33%
Public order	86	7.11%
Robbery	18	1.49%
Shoplifting	13	1.08%
Theft from the person	5	0.41%
Vehicle crime	117	9.68%
Violence and sexual offences	353	29.20%

Appendix 3 crime levels

Crime levels in this area between December 2016 and November 2017



Appendix 4

Local police team Northend ward.

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PS Rob Jobson

PC Mark Brookes-Smith

PC James Telfer

PCSO Mark Piggot

Executive Summary: Metropolitan Police Dissertation Project

The effect of Compartmentalisation on ASB reduction in Secured by Design developments

Key terms:

Compartmentalisation - measures put into apartment units which allow only the residents from that flat to have access to the building -> *dedicated doorstep (only resident has access to their floor) and controlled lift access (only the residents from that apartment unit has access to the lift going to their floor through a swipe card or key).*

Secured by Design (SBD) - set of regulations aimed at reducing burglary in housing developments (i.e 'new-build housing, multi-storey dwellings, sheltered accommodation) which housing developments then had to comply with to be awarded SBD status.

ASB - 'acting in a manner that caused or was likely to cause harassment, alarm or distress to one or more persons not of the same household as (the defendant)' - Crime and Disorder Act 1998.

Project overview:

Compartmentalisation has recently been introduced to target anti-social behaviour (ASB) in housing developments that are vulnerable to this type of crime as a result of unrestricted access to flat buildings. Due to its novelty, there has been limited evaluation on the effects of compartmentalisation on crime reduction and even less so on ASB reduction.

Following the successes of SBD in reducing household burglary incidents in Nottingham City Homes between 2008 and 2009, similar results have been projected for compartmentalisation on ASB in SBD housing estates. However, an evaluation of the relationship between the two had not yet been addressed which the dissertation undertook.

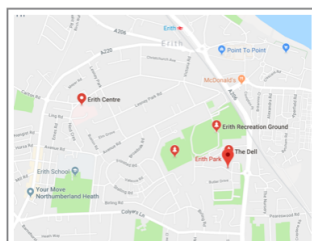
The aim of the project was therefore to evaluate whether and/or the extent to which compartmentalisation has had an effect on reducing ASB in SBD housing estates.

Project methodology:

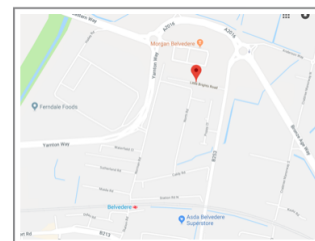
Telephone interviews were conducted with residents from Erith Park and Belvedere Park, with two Safer Neighbourhood Team Officers covering Belvedere, the estate manager of Belvedere Park and the Senior Property Manager and Senior Contracts Manager of Erith Park.

Erith Park was entirely redeveloped from the 1960s and recently completed. The site is (almost) fully compartmentalised, and has achieved SBD accreditation to Gold Standard. Belvedere Park was constructed in 2014, and is not compartmentalised nor SBD.

Figure 1: Maps of Erith Park and Belvedere Park



Erith Park Estate - Larnier Road - DA8 3RD



Belvedere Park - Little Brights Road - DA17 6BF

Project findings:

A. Benefits of compartmentalisation:

- Residents in Erith Park did not witness any ASB incidents; every resident in Belvedere Park witnessed ASB.
- Compartmentalisation was effective in reducing ASB in Erith Park —> this was apparent when comparing ASB levels in compartmentalised blocks of flats with a non-compartmentalised block i.e nuisance behaviour/running through block making noise.
- Compartmentalisation reduces permeability through developments which ensures that other residents located in different parts of the building are not affected by ASB —> for example, as stated by Police Constable Mark Headley: should a problem family reside in a property, their ASB will be restricted to others on the same floor only.
- Residents who own their property or properties have a better understanding of the purpose of compartmentalisation than those who don't due to their vested interest in their personal safety —> compartmentalisation enhances territoriality which decreases tolerance for ASB.
- Compartmentalisation has considerably contributed to overall community safety —> all residents in Erith Park felt safe as a result of compartmentalisation.
- Compartmentalisation does not appear to have a negative affect on the interaction residents have with their neighbours —> it has also been minimal between residents and estate managers (in Erith Park) as the security measure has helped to reduce ASB incidents, meaning residents have not filed complaints about ASB nor against any lack of security in their building.

B. Limitations to compartmentalisation:

- Due to the diversity of ASB types, compartmentalisation is only able to target and reduce specific ASB incidents, i.e ASB inside flat buildings on ground floors, in stairwells and in lifts —> most of the ASB reported by residents (from either estate) took place outside of the buildings themselves, in carparks, or in residents' flats and balconies.
- Participants appeared to agree with the 25 flat regulation¹ but most residents and the Regeneration Contracts Manager of Erith Park believed that, irrespective of the number of flats in a building, all flats should be compartmentalised —> some residents proposed that a building with a few flats - between three to five - should be compartmentalised, regardless of whether the estate was SBD or not.
- Compartmentalisation could *potentially* affect the ability for residents to build relationships with their neighbours however this was not evidential.

¹ SBD regulation stating that only a building with 25 flats or more should be compartmentalised.

Project conclusion:

From the findings discussed, compartmentalisation has been particularly effective in reducing ASB incidents in flat buildings in a SBD estate, which is a promising finding for its future implementation in other SBD estates, and even in non-SBD estates. The security measure also provides distinct benefits for its users, including increased community safety and personal safety, and very little to no adverse effect on community cohesion. However, compartmentalisation can only reduce ASB in SBD estates to a *certain* extent. Some ASB incidents such as environmental ASB which occur outside of flat buildings are beyond the scope of compartmentalisation, and therefore necessitate other security measures to target their prevention. Consequently, compartmentalisation is unable to reduce *all* forms of ASB, which is difficult to achieve in itself due to the nature of ASB. Nonetheless, compartmentalisation provides *a* solution towards reducing particular types of ASB incidents in housing estates, which, if complemented with other security measures, could prevent ASB almost in its entirety.

Recommendations:

- Simple but effective security measures should be implemented alongside compartmentalisation to reduce and/or prevent different types of ASB. These include:
 - Physical security: ‘real barriers’, street lighting, cobblestone roads, secured electronic gates with fob access and benches in outside areas to enhance natural surveillance (see Wood, 1960; Jeffrey, 1971; Newman, 1973).
 - Personal security: residential social media platforms allowing residents to report ASB incidents in their estate, and increased surveillance on behalf of police officers, concierges and estate managers.
- The 25 flat regulation should be further assessed to maximise the benefits of compartmentalisation in both SBD estates and non-SBD estates, and should be adapted depending on the design of the buildings concerned.
- A dataset on [police.co.uk](https://www.police.co.uk) (for example) on ASB incidents in the housing estates considered and in all residential areas would allow for a comprehensive review of such incidents and thus improve the assessment of compartmentalisation on ASB reduction.