



Cities of Mitcham and
Unley Crime Prevention
Program

BEDFORD PARK BREAK AND ENTER DWELLING TRIAL OF A MULTI- FACETED CRIME PREVENTION APPROACH

PROJECT AND EVALUATION REPORT



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EXECUTIVE SUMMARY

This report presents the findings of a project about a small residential area of Adelaide that was known to have above average levels of break and enter dwelling offences. The project took place between April 2000 and April 2001 as an initiative of the Cities of Unley and Mitcham Crime Prevention Program. A crime 'hot spot' is "a *concentration or cluster of crimes in space*."¹ The primary aim of the project was reducing the incidence of break and enter crime in the 'hot spot' area.

It should be noted that this project was originally designed only to prevent break and enter dwelling crime. However, during the project time frame, a change in offending behaviour within the 'hot spot' zone led to the inclusion of motor vehicle crime in the project strategies.

Why Bedford Park was a 'Hot Spot'

In the 1999 financial year 23 break and enter crimes were experienced in a residential area, surrounded by three main roads (Shepherds Hill Road, Sturt Road, and South Road) which is a part of the suburb of Bedford Park within the City of Mitcham. Factors affecting the concentration of break and enter and motor vehicle crime in the Bedford Park triangle include the following:

- a high number of houses and flats are left unattended while residents attend work or the nearby University;
- large numbers of vehicles are parked in the streets of the 'hot spot' zone for long-term parking while students or workers attend the university or their work places;
- the area is geographically isolated because of the close proximity of the surrounding main roads (Sturt, Shepherds Hill and South Roads) and because there is virtually no through traffic the streets are deserted for much of the day;
- according to police intelligence, several offenders, live in the area;
- the public transport and main road system provides easy access and egress into and out of the 'hot spot' zone;
- due to the type of accommodation the population is somewhat transient and therefore the presence of a stranger does not arouse the interest and suspicion it might in a different area;
- a low level of community feeling;
- minimal informal social controls (Neighbourhood Watch and Resident Association membership is very low); and
- periods of time when properties do not have capable guardians².

Addressing the Problem

Once a crime problem has been analysed, strategies can then be developed to address the situation. In this case strategies included:

- community education about security through letterbox drops, personally addressed mail, and security auditing
- advocating the basic level of security (deadlocks on all external doors, patio bolts on sliding doors and keyed window locks on all windows)
- providing monetary incentives to upgrade security and increase lighting

¹ P, Brantingham & P. Brantingham "A Theoretical Model of Crime 'hot spot' Generation" in Studies on Crime and Crime Reduction Biannual Review Vol 8 No 1 1999 p8.

² A capable guardian is someone who is present when an opportunity for a crime exists and their presence deters the offender from committing the crime.

- asking residents to take responsibility for watching their neighbour's homes and motor vehicles³, and
- upgrading street lighting.

As a result of this, the incidence of break and enter offences to dwellings has been reduced and the 'hot spot' status has been removed from the Bedford Park area.

Community expectations and understanding of their role has been improved. The quality of partnership has also been improved between the Crime Prevention Consultant, the Sturt Police, Council horticultural staff, Neighbourhood Watch, South Australian Housing Trust, University personnel and other relevant groups.

Project Impact on Crime

There were no break and enter dwelling offence in the period April – November 2000, one offence occurred in December 2000, a further three offences occurred within five days of each other in January and another two offences occurred in April. However as household break and enter crime became more difficult, criminal behaviour in the 'hot spot' zone shifted to motor vehicle offences. There were four motor vehicles stolen in the area in the year prior to the project commencing compared with nine vehicles which were stolen during the project time frame from April – December 2000, a 56% increase in car theft in the area. The pattern of crime over the trial period suggests that break and enter crime appeared to be displaced with motor vehicle related offences when strategies put in place by this project made house break crime more difficult. According to data collected from the National CARS Project, the level of crime (Mitcham LGA has an average for 2.9 motor vehicle thefts per Collector District⁴ (CD) per annum, the Bedford Park CD (which includes the Flinders University car parks) had 12 motor vehicle thefts in the 1999 calendar year) makes the location a 'hot spot' for car theft.

A significant upgrade of the lighting in Bedford Park was undertaken by ETSA Utilities at the instigation of this project, taking some streets from complete darkness to good night vision. This was combined with a project incentive of \$50 to residents who installed sensor lighting near their parked vehicles. This led to a dramatic reduction in motor vehicle crime in addition to having benefits in respect to household break and enter offences. As of January 2001 (when the lighting upgrade occurred) no further vehicles have been stolen in the area. The project strategies appear to have combined to stop all motor vehicle crime (larceny from, damage to and illegal use of motor vehicles in the area) in January, February, March and April 2001.

Security Auditing and Upgrades

The project reached its target of a 10% 'take up' rate of the security audit service for break and enter victims or community members in the 'hot spot' area. It also exceeded its target of at least 20% improved security measures with a rate of 68%:

- 25 security audits (or 12.5% of the 200 properties within the area) were conducted for residents and businesses within the pilot project
- 17 home owners (this was 68% of those who had a security audit of their property or 8.5% of the 200 properties in the pilot area) changed aspects of their security as a result of involvement in the project

³ Situational crime prevention theory suggests that by increasing the risk of detection during an offence (by increased surveillance or guardianship of property in the 'hot spot' zone) and decreasing the reward (eg by removing valuables such as cash, mobile phones, bags and clothing from motor vehicles) the motivation of the offender to commit the offence will be reduced.

⁴ A CD is an ABS category which includes approximately 200 households.

- 6 residents (24% of those who had a security audit conducted) applied for and received the \$50 rebate when they upgraded their security to a basic level (defined as having keyed window locks on all windows, deadlocks of external doors, and patio bolts on sliding glass doors).
- 11 home owners and businesses in the pilot area took up the offer of a \$50 rebate if they installed a sensor light on their property

Achievement of Project Aims

As discussed in the body of the report each of the project aims was achieved. The implemented strategies were effective in removing the 'hot spot' status from Bedford Park and empowering the community to reduce the impact of break and enter crime in their neighbourhood.

Conclusion

These results support further testing of this method of addressing break and enter dwelling crime in 'hot spot' zones. This will allow testing of this methodology in a ('hot spot') location that is more typical of the CDs within the Cities of Mitcham and Unley (e.g. higher socio-economic profile, reduced housing density, greater numbers of owner-occupied properties, and a geographic layout with less defined boundaries).

1. INTRODUCTION

This report presents the findings of a project aimed at reducing break and enter dwelling offences in a small residential area of Adelaide that was known to have above average levels of such crime. Locations of this nature are referred to in the literature and by operational police as 'hot spots'.

A 'hot spot' is defined as "a concentration [of] or cluster of crimes in space."⁵

It should be noted that this project was originally designed only to prevent break and enter dwelling crime. However, during the project time frame, a change in offending behaviour within the 'hot spot' zone led to the inclusion of motor vehicle crime in the project strategies.

A twelve month trial of a range of strategies to reduce break and enter crime was conducted in the Bedford Park triangle from April 2000 until April 2001.

1.1 Description of the Site

In the context of this project, the break and enter⁶ dwelling crime 'hot spot' area is the Bedford Park 'triangle'. This area contains 200 dwellings of which 20% are high density housing (blocks of flats/units).

Figure 1: Project Site, the Bedford Park triangle

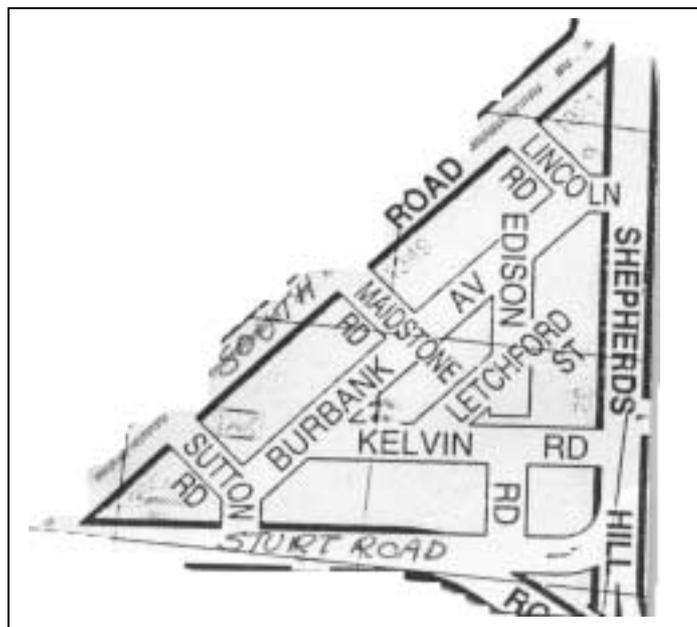


Figure 1 is a map showing the Bedford Park 'hot spot' Zone (or the 'Bedford Park triangle') a segment of Bedford Park, which is a suburb within the City of Mitcham.

This area was chosen because it is a discreet area (i.e. surrounded by three main roads, Shepherds Hill Road, Sturt Road, and South Road) that has been subject to a higher than normal incidence of break and enter dwelling crime. The 'hot spot' zone is triangular in

⁵ P. Brantingham & P. Brantingham "A Theoretical Model of Crime 'hot spot' Generation" in Studies on Crime and Crime Reduction Biannual Review Vol 8 No 1 1999 p8.

⁶ The crime 'break and enter dwelling' was renamed 'serious criminal trespass' during the course of this project. However, for the purposes of this report the offence will be described as break and enter, or break and enter dwelling.

shape and adjacent to the Flinders Medical Centre (a public teaching hospital serving the southern metropolitan area) and the Flinders University⁷.

One of the factors that influenced the choice of the location for this project was community concern about break and enter crime. In 1999 the Bedford Park Neighbourhood Watch group organised a petition of over 300 signatures, which was sent to Mitcham Council requesting advice from the Crime Prevention Consultant about this problem. It was clear that there was significant community interest and support for appropriate action.

1.2 Socio Demographic Profile of the Bedford Park 'hot spot' Zone

A socio-demographic profile of the 'hot spot' zone was developed and provided to the project working party to inform project strategy development. This information is summarised below.

1.2.1 Population Profile

A mix of students and working people live in rental accommodation in the Bedford Park triangle. The owner-occupier residents are, in the main, long-term residents (surveys indicate that the average owner occupier has lived in the area since it was settled in the 1960s). These residents are generally pensioners and in the 60+ age group.

The wider suburb of Bedford Park has a high percentage of residents born overseas (36.7%) residents with a concentration of people born in Asia (42.5 % of the overseas born residents). In addition, a high percentage of the population has never married, there is low labour force participation, a high unemployment and high percentage of youth not in the workforce. These factors indicate the dominance of tertiary students⁸.

1.2.2 Accommodation

As mentioned above the target area has relatively a low proportion of owner-occupiers and a high percentage of rental accommodation

Private rental accommodation is well above average (40.8%), little public rental, and 21.4% of dwellings were flats and apartments, with a further 15.6% semi detached housing.⁹

By comparison, in the wider suburb of Bedford Park (as opposed to the Bedford Park triangle) only 33% live in rental accommodation.

The South Australia Housing Trust (SAHT) owns two properties in the target area including one single house and one group of six flats on Sturt Road. The SAHT has a policy of not providing deadlocks and window locks on its housing stock; however, tenants may place their own security devices on the rental property as long as they remove them when they leave.

1.2.3 Zoning and Value

The area is zoned residential, except for properties on South Road, which are zoned commercial. The homes range in value from approximately \$95,000 to \$120,000 while flats are valued at approximately \$50,000. There are approximately 20 groups of flats in the area.

⁷ The area is included in Neighbour Hood Watch Area No.439, and its Australian Bureau of Statistics Collector district number is Bedford Park Triangle and University CD.

⁸ Rudd, D. 'A Profile of Mitcham's Population, A 1996 Census Update', June 1998, p83.

⁹ Rudd, D. Ibid, p83.

1.2.4 Income Levels and Vehicle Ownership

Due to the high number of students living in the suburb, Bedford Park has below average income levels and a high percentage of households without cars.¹⁰ Another category of resident, which would also have below average income levels, and who may not own a car, are pensioners.

1.2.5 Community Feeling

Bedford Park has a high population turnover with only one third of residents living in the area for at least five years¹¹ as would be expected given the number of students who choose to live in the area due to its proximity to the University. The high number of rental properties gives the area a transient feel and because neighbours often do not get to know each other. This could be interpreted as low community spirit in the region, however members of this area did sign the Bedford Park (wider suburb) Neighbourhood Watch petition to address the level of break and enter crime in the area, which was sent to Mitcham Council in 1999. The project public meetings were not well attended, by Bedford Park triangle residents. Only four (21% of those who attended the meeting or 2% of the triangle population) residents of the 'hot spot' zone attended each of these meetings, which were aimed at reducing crime in their local community.

1.2.6 Neighbourhood Watch

This segment of Bedford Park is part of Neighbourhood Watch (NHW) Area 439. The area has a relatively strong NHW group although the majority of its members live in the adjoining collector district between Flinders Medical Centre and South Road. The project received significant assistance and involvement from the Neighbourhood Watch area coordinator. He was an active member of the project working party and he organised four of the project's letterbox drops of educational information to residents to assist them in making their homes more secure against break and enter crime and car theft. In addition the initial public meeting to discuss the project was held in conjunction with the local Neighbourhood Watch group meeting at the Sturt Police LSA building.

1.2.7 Bedford Park Residents Association

The Bedford Park area has a relatively active Resident's Association. However, again this is primarily made up of the Flinders Medical Centre / South Road section of Bedford Park residents. The Crime Prevention Consultant gave a presentation about the project at the October 2000 Annual General Meeting, which was attended by over 30 people. It should be noted that many of the members of the Resident's Association are also active members of Neighbourhood Watch.

¹⁰ Rudd, D. Ibid, p83.

¹¹ Rudd, D. Ibid, p83.

2. LITERATURE REVIEW

This review of literature was conducted for members of the working party as input to strategy development. A range of topics is addressed, including the motivation of offenders, crime generators and the reasons an area becomes a 'hot spot'.

2.1 *Break and Enter Dwelling Offences and Offenders*

Felson (1998) suggests that to understand the 'chemistry' of a crime we should:

1. Figure out who and what must be present and absent for a crime to occur
2. Find out what slice of space and time (setting) makes this likely, and
3. Determine how people move into and out of the setting when committing an offence.¹²

Therefore the motivated and 'skilled' potential offender (in general) must identify a dwelling that s/he believes will contain high value, anonymous and portable targets for theft. This must occur at a time when the owner or other community members, who may prevent the offence from taking place, are not present. The thief must also have an escape route, which provides s/he with options (eg through vacant land, sporting fields, via lane ways or through streets with easy access to main roads). In addition the thief must have access to a method of selling the goods or they must be of value to the offender or in the form of cash or drugs.

High burglary areas are those, which are readily accessible to, or with a high resident population of likely burglars, which have a plentiful supply of accessible dwellings containing goods suitable for theft, and within which there are periods when there are few people or insufficient security hardware capable of providing perceived effective guardianship. Where capitalising on burglary involves the disposal of goods, there must be a stolen goods market to which the burglar has access. Reducing the burglary rate involves removing one or more of the critical elements from the local burglary chemistry.¹³

2.2 *Crime Generators*

Whin-Yates (2001) defines crime attractors and generators as follows:

Crime attractors are activity nodes to which people travel for the purpose of committing some specific crime. Crime generators are high-volume activity nodes where people commit crimes as a by-product of being present for other purposes.¹⁴

Some crime generators are found in 'blighted or socio-economically deprived suburbs', others in 'well to do' areas. A good discussion of crime generators is found in the work of Tilley, Pease, Hough & Brown (1999), which is summarised below.

2.3 *Offender related generators*

The most common offender-related generators are:

- a network of inter-generational 'problem families' who are responsible for much of the crime and anti-social behaviour in an area

¹² N. Tilley, K. Pease, M. Hough & R. Brown Burglary Prevention: Early Lesson from the Crime Reduction Program, Policing and Reducing Crime Unit, Crime Reduction Research Series Paper 1, Home Office, 1999, p7.

¹³ N. Tilley, K. Pease, M. Hough & R. Brown Ibid, p7

¹⁴ Whin Yates TB, Beyond Pin Maps: Using GIS to Map, Crime Attractors and Crime Generators, Law Enforcement and Criminal Justice <http://www.esri.com/library/userconf/proc99/proceed/abstracts/a772.htm>

- the 'one man crime wave' (ie individuals responsible for large numbers of burglaries in the area they live in)
- youths growing up in an area, influenced by their older offending peers
- local residents with a drug dependency who burgle their neighbours to obtain the necessary funds to purchase drugs
- individuals at high risk of engaging in burglary moving into an area due to a supply of cheap rented accommodation
- offenders travelling into an area specifically to burgle because of its reputation for rich pickings, and
- offenders who travel into an area as part of their routine activities and burgle while they are there.

2.4 Victim-related generators

Victim-related generators are as follows:

- groups (notably students), initially naïve about the risks of crime, who move into a high crime neighbourhood with a supply of desirable items
- transient populations renting accommodation for short periods, where relative anonymity prevents informal social control between neighbours, and
- resident populations who are willing to purchase stolen property, sometimes to replace the items they have previously lost through burglary victimisation.

2.5 Community-related generators

Community-related generators are as follows:

- low levels of informal social control in the community, associated with low participation in community events, little social interaction between neighbours, etc, and
- high levels of unemployment, underemployment and economic deprivation that lower resident expectations of success through conventional legitimate channels of income generation and provide a partial rationalisation for engaging in crime.

2.6 Situation-specific generators

Situation-specific generators are as follows:

- poorly designed estates that afford limited opportunity for natural surveillance and provide networks of alleyways for offenders to approach and exit burglary targets, and where natural surveillance is limited, especially once the offender has entered the back yard of a property
- Multiple Occupation houses with shared entrances where it is not unusual to see strangers and where poor quality locks provide easy access to individual living units
- poor quality security on doors and windows in general, and
- poor street lighting, reducing potential for natural surveillance at night.

2.7 Wider-locality related generators

Wider-locality related generators are as follows:

- leisure facilities (such as shopping centres, sports grounds) which draw large numbers of young males (at peak age of offending) into an area
- area sited close to known offender populations, and
- good public transport links into an area.¹⁵

¹⁵ N. Tilley, K. Pease, M. Hough & R. Brown Ibid, p9

A 'hot spot' zone would generally be subject to several if not all of the above listed crime generators.¹⁶ In many wealthy or poorer areas several of the above factors may combine to make the area a 'hot spot'. However the presence of some factors may have more predictive value than others. An area for further research would be to investigate which of these factors are most conducive to hot spot formation.

2.8 Reported and Unreported Crime

The quality of crime statistics depends on the reporting practices of the public and the recording practices of police. The need to report a theft for insurance purposes ensures that most 'successful' break and enter crimes are reported by those who hold insurance policies (even though attempted but 'unsuccessful' break and enter crimes are rarely reported to police).

Davidson (1984) suggests that:

*Vulnerability in affluent areas seems to reflect, more than anything else, factors relating to immediate surveillance, access and occupancy which the burglar, once in the district, may use to select a house.*¹⁷

Evans and Fletcher (1998) state that in an affluent area there is unlikely to be the social dimension of burglary, which is often present in a low socio-economic area, where the victim and offender may be known to each other. In such areas, *"physical and environmental determinants of risk are likely to be more important."*¹⁸

According to Trickett et al (1995), an offender will make a general decision to commit a break and enter offence and go to his suburb of choice before selecting his specific target(s). Trickett et al suggest that, *"target selection is determined firstly by the area characteristics and secondly by the nature of the individual household within the area."*¹⁹

Bennett and Wright (1984) found that:

*Surveillance or the ability of neighbours and passers by to casually survey approaches to residential properties, was identified as one of the two most important situational cues influencing the choice of target.*²⁰

This research justifies the use of a Crime Prevention through Environmental Design approach to reducing break and enter dwelling crime.

A study conducted by Rengert and Wasilchick (1985), which interviewed burglars about what attracted them to a particular house, showed that:

*Not only corner properties, but also properties that back onto open or unused land are desirable from the burglars' point of view.*²¹

¹⁶ Bedford Park, for example, is subject to at least one aspect of each of the five crime generators. It has a transient population due to the proximity of the University and Medical Centre and the large numbers of rental properties (with a predominantly student population). The police have reported that at least two offenders reside in the area. Given the transient nature of the population the area is also subject to a lack of local social control through involvement in community events. Due to the high numbers of rental properties and the low income of residents the security of many properties is quite low. The area is surrounded by main road providing excellent public transport to the area from surrounding areas. The surrounding playing fields and main roads also provide excellent escape routes for the would be thief.

¹⁷ Davidson R 'Burglary in the Community: Patterns of Localisation in Offender-Victim Relations in Clark R & Hope T (eds) *Coping with Burglary – Research Perspectives on Policy*, Boston Kluwer-Nijhoff, p 71 1984.

¹⁸ Evans D & Fletcher M. 'Residential Burglary within an Affluent Housing Area' in *International Journal of Risk, Security and Crime Prevention*, Vol 3, No 3, pp. 181, July 1998

¹⁹ Trickett, A. Obsorn D & Ellingsworth D Property Crime Victimization: The Roles of Individual and Area Influences in Evans D & Fletcher M. 'Residential Burglary within an Affluent Housing Area' in *International Journal of Risk, Security and Crime Prevention*, Vol 3, No 3, pp181, July 1998

²⁰ Evans D & Fletcher M. Ibid, pp181.

²¹ Evans D & Fletcher M. Ibid, pp182.

This demonstrates that access to and from a property via a point, which is not easily seen by neighbours or passers by, makes a home vulnerable to a break-in.²²

Evans and Fletcher's (1998) research indicated that several factors affect the risk of residential burglary within an affluent housing area:

*Being situated in an area with a major route way running through it; having a higher rateable value than the mean; and, to some extent, not being visible from the nearest open space, and having clearly visible access from front to rear on the left hand side of the dwelling but not on the right hand side.*²³

As this research is American it would be assumed that in Australia 'having clearly visible access from the front to the rear of the right hand side of the dwelling' would be a higher risk. As Australians drive on the left-hand side of the road, the left-hand side of the dwelling receives less visual surveillance from drivers.

2.9 'Broken Windows' Theory

Biderman (1967) found after consulting with the community that:

*... fear of crime was strongly related to the existence of disorderly conditions in neighbourhoods and communities.*²⁴

Wilson and Kelling (1982) developed the broken windows theory, which postulates that a disorderly environment makes it vulnerable to crime.

*Disorderly behaviour unregulated and unchecked signal to citizens that the area is unsafe. Responding prudently, and fearful, citizens will stay off the streets, avoid certain areas, and curtail their normal activities and associations. As citizens withdraw physically, they also withdraw from roles of mutual support with fellow citizens on the streets, thereby relinquishing the social controls they formerly helped to maintain within the community, as social atomisation sets in. Ultimately the result for such a neighbourhood is increasing vulnerability to an influx of more disorderly behaviour and serious crime.*²⁵

*The immediate fear that disorderly behaviour engenders in the local community when it reaches a critical mass, and in the potential for more serious crime, urban decline, and decay that may ultimately follow on the heels of unconstrained disorder. ... [U]rban decay seriously threatens urban life and commerce.*²⁶

Disorder can quickly change a reasonable area to a blighted suburb. Wilson and Kelling presented a causal relationship between disorder and fear, disorder and serious crime, disorder and urban decay. The presence of disorder along with a range of other variables may influence the development of 'hot spots' in some suburbs.

²² The close proximity of the Flinders University Oval and Women's Memorial Playing Fields, which are under-utilised during the day, may attract thieves to the Bedford Park triangle.

²³ Evans D & Fletcher M. Ibid, pp186.

²⁴ Biderman A, in Kelling GL and Coles CM Fixing broken Windows, Restoring Order and Reducing Crime in our Communities, The Free Press, 1996, p11

²⁵ Kelling GL and Coles CM Fixing broken Windows, Restoring Order and Reducing Crime in our Communities, The Free Press, 1996, p20

²⁶ Kelling GL and Coles CM, Ibid, p16

2.10 Defining a Hot Spot

Targets of crime are scattered across the metropolitan area. However some of them are connected by patterns of land use and movement. For example, shopping precincts provide concentrations of:

*... goods exposed to shoplifting; concentrations of unattended automobiles that can be broken into, stolen or criminally damaged; clusters of loitering niches that can accommodate either rowdy teenagers or discreet drug dealers; and concentrations of female shoppers who could be pursued by sexual deviants. Entertainment districts create night-time concentrations of relaxed and often inebriated people..... The routine activities of everyday life create concentrations of targets at predictable places at predicable times.*²⁷

Felson and Cohen (1979) developed the 'routine activity' theory, which argues that routine rhythms of daily life create concentrations of targets.

*The routines of work concentrate people and automobiles in different parts of the city at different times of the day. The routines of shopping, of work, and of recreation create concentrations of targets at malls, in centre parking garages, in entertainment districts at different times of the day and on different days of the week. These routines create the potential for 'hot spot' formation.*²⁸

White (1990) has shown that American residential burglary rates are a function of the extent to which the roads and lane ways of a neighbourhood make it permeable to external traffic.²⁹

Spelman notes that "findings indicate that 10% of places in a city are likely to account for 60% of all calls for police service."³⁰

This research is supported by a study in Beenleigh in Queensland, which showed that

*...just 0.4 per cent (n=38) of all residential properties in Beenleigh (3.8% of burgled properties) accounted for 11.6% of all reported break and enter dwellings.*³¹

Repeat Victimization Data

Layers of crime potential combine to make an area a potential 'hot spot'. For example, Brantingham & Brantingham suggest that a residential area housing people from a low socio economic background may include a disproportionate number of occasional and repeat offenders. Most offenders commit most of their crimes close to home (Bennett, 1995). A second factor would be proximity to major traffic arteries that are seen as primary travel and crime target routes. When offenders commit offences away from home these offences distribute in the direction of some additional important life node – work, school, a downtown entertainment district, an illegal drug market or the shop of a receiver of stolen property (Rengert 1994, Weisburd, Green & Ross 1994). Thirdly, pedestrian stopping points such as schools and shopping areas are considered to be crime generators. Viewing these combined layers of crime potential demonstrates that particular areas of a suburb are darker and therefore hotter, the darkest areas represent where crime 'hot spots' are most likely to form. Brantingham & Brantingham describe these layers as environmental backcloth that

²⁷ P, Brantingham & P. Brantingham Ibid, p15.

²⁸ P, Brantingham & P. Brantingham Ibid, p16.

²⁹ G.F. White Neighbourhood permeability and burglary rates. *Justice Quarterly*, 7: 57-67 1990.

³⁰ P, Brantingham & P. Brantingham Ibid, p10.

³¹ Criminal Justice Commission *Hot Spots and Repeat Break and Enter Crimes: An Analysis of Police Calls for Service Data*, June 1997 p4.

may include normal movement patterns, the location of potential crime generators (e.g. shopping precincts, entertainment districts, office districts, large housing complexes) and crime attractors (e.g. bar districts, drug markets, large shopping malls, public transit, the characteristics of place and ecological labels).³²

*'Hot spots' form where different environmental criminal event predisposers, arrayed as layers of crime potential on the environmental backcloth, overlap and intersect, building up high crime potential values.*³³

Brantingham & Brantingham suggest that crime prevention techniques can be used to avoid the formation of 'hot spots' through appropriate planning at Local Government level in relation to housing, land use zoning, transportation planning and infrastructure. Crime 'hot spots' are influenced by:

- the built environment
- law making and policy setting
- land use development
- transportation
- marketing
- social, and
- economic conditions.

Generally, the formation of crime 'hot spots' can be understood when considered in terms of:

- normal movement patterns
- the distribution of crime generators and crime attractors, and
- the situational characteristics of the location³⁴

2.11 Why an Area Becomes a 'Hot Spot'

The Criminal Justice Commission (1997) in its analysis of police calls for service found that:

Three stable 'hot spots' were identified in the Beenleigh area. The three 'hot spots' were in areas heavily utilised by the public and included the Central Business District.

*Several unstable 'hot spots' (flare up areas generating a high volume of break and enter dwelling activity for a relatively short period) were also identified. These areas were subjected to much greater levels of repeat victimisation than the stable 'hot spot' areas. This pattern of victimisation may have been the result of multiple break and enter dwelling offences being committed by the same individual or a group of people who then moved on to a different area.*³⁵

Bennett and Duie (1996) conducted a study, which found that approximately half of the incidents in a 'hot spot' are caused by a small group of 'locally based' offenders.³⁶ Elsewhere, Bennett notes that

one factor contributing to the high burglary counts in the 'hot spot' area is the high number of repeat burglaries, with as many as 35 percent of all burglaries recorded in the

³² P, Brantingham & P. Brantingham Ibid, p13.

³³ P, Brantingham & P. Brantingham Ibid, p19.

³⁴ P, Brantingham & P. Brantingham Ibid, p22.

³⁵ Criminal Justice Commission Ibid, ppv.

³⁶ Bennett T. & Duie L. 'Domestic burglary task force: Cambridge', *Focus on Police Research and Development*, No.8. (Dec), Home Office Police Department, London, pp34.

area being one of repeat series of burglaries. Another factor, which might have contributed to the high burglary counts, was the abundance of access and escape routes of the kind identified in the environmental survey. Perhaps the most important factor, which explains the high number of burglaries, was the closeness of the area to the place of residence of known offenders. The 'hot spot' site thus provides a local source of easy and rewarding opportunities for offenders who live in these areas.³⁷

2.12 Crime Prevention through Environmental Design (CPTED) and Hot Spots

The Criminal Justice Commission (1997) found that

*CPTED needs to be taken very seriously as a strategy. There are large, open, public use areas in many parts of the Beenleigh Division. The installation of adequate lighting and the maintenance of public use areas (for example, perhaps having parks regularly mowed to remove shoulder high grass which hides potential offenders) would increase the risk for offenders and the guardianship potential for property owners. Unlit tracks providing access to the rear of properties also appear to be a problem in Beenleigh, CPTED thinking should be incorporated in an overall plan for the development of the area that gives due weight to the cost and suffering caused by repeat victimisation for break and enter dwelling.*³⁸

It appears that very simple changes through conducting a CPTED scan of a 'hot spot' zone can reduce the areas attractiveness to offenders.

2.13 Targeting a 'Hot Spot' Zone

When deciding which of a number of 'hot spots' to target with a crime prevention initiative it is important to examine the statistics over at least a twelve-month period. In addition researchers recommend targeting a relatively small area. According to Bennett, this area should include:

*...a mixture of private and council (public) owned dwellings*³⁹

to enable the researchers to intervene with crime prevention strategies.

2.14 Summary

The literature presented above explains which factors increase the likelihood that a crime will occur in a certain location. Concentrations of particular crime generators for offenders, victims, community, situation and locality may result in locations with a greater number of one or several types of crime.

The likely locations for crime 'hot spots' are often found in or adjacent to low socio-economic housing estates because, in many cases the offenders who live there have a tendency to concentrate their efforts close to home. Alternatively, the 'hot spot' location may be close to major traffic arteries that may be en route to an offender's work, school, entertainment district, drug dealer, or pawnbrokers. Any area that is heavily utilised by the public (e.g. shopping centres or entertainment precincts) is also likely to become a 'hot spot' for particular types of crime. Crime Prevention through Environmental Design Factors can have a significant effect on the formation of 'hot spots'. Issues such as street layout (e.g. cul-de-

³⁷ Bennett T. 'Identifying, explaining and targeting burglary 'hot spots'', pp115.

³⁸ Criminal Justice Commission, Ibid pp18.

³⁹ Bennett, T. Ibid, pp115

sacs, laneways, or grids of streets), the mix of housing types, and the choice of landscaping and vegetation and their impact on sightlines around dwellings, can impact on an offender's choice of break-in target.

3. METHODOLOGY

This project used the problem solving methodology that is recommended by the Crime Prevention Unit of the Attorney General's Department as appropriate practice for the Local Crime Prevention Program. This involves collaborative structures that focus on the members of the committee working together with the residents and landlords to resolve the issues that attract crime to this 'hot spot' zone.

3.1 Project Aims

3.1.1 Primary Aim

The primary aim of the project was to reduce the incidence of break and enter dwelling crime within the 'hot spot' zone.

3.1.2 Secondary Aims

The secondary aims of the project were as follows:

- to develop an understanding of why the specified location has become a break and enter 'hot spot'
- to develop a partnership with South Australian Police (SAPOL) personnel to ensure that any information collected about the crime patterns, offender modus operandi or other relevant information is passed on to SAPOL intelligence personnel
- to equip communities with the tools to reduce the likelihood of break and enter victimisation and to increase the reporting of break and enter offences and attempted break and enter offences within the 'hot spot' zone
- to increase the knowledge of residents of ways to increase the security of their homes
- to provide support to the victims of break and enter through referral to a partnership agency, and
- to provide information to relevant groups to assist in the prevention of 'hot spots' of break and enter dwelling offences.

3.2 Type of Evaluation Conducted

3.2.1 Process Evaluation

An action research approach was taken to the project that included the working party (a working party membership list is provided in Appendix A) determining ways to improve the project and evaluating progress at various points during the project. At the final meeting of the project working party a discussion / brain storming exercise was conducted about ways that the project could have been improved, this information will be used to assist with the second pilot project which will be conducted in the Fullarton area. A summary of the resulting ideas is provided in Appendix B. Where appropriate these ideas have been incorporated into the body of the report.

3.2.3 Client (Public) Evaluation

An evaluation of the project was conducted through a random survey of 23% (n=46) of the house owning population (n=200) within the target area. This included both owner-occupiers and landlords. A copy of the survey is provided in Appendix C and a summary of the data collected is provided in Appendix D. For a discussion of the results of this survey, please see section 4.5.3 of this report. Table 9 summarises the survey responses in relation to each strategy.

3.2.2 Participant Evaluation

Two surveys were conducted as part of the project. The first survey was conducted at the Bedford Park Neighbourhood Watch meeting on 12th April 2000 (at the commencement of the study). The second survey was conducted at a Bedford Park Residents Association Annual General Meeting in October 2000 (half way through the study). The membership of these groups is very similar. This provides a snapshot of these groups understanding of crime prevention techniques and fear of crime.

For the first meeting in April approximately 1000 residents and visitors to the Bedford Park area were invited to attend to hear about the Bedford Park Break and Enter Pilot Project. Over 1000 flyers were printed with 600 of these distributed in letterboxes and 400 flyers were placed on car windscreens in the suburb of Bedford Park and in the University car parks (see Appendix E for examples of flyers). Flyers were also provided to accommodation personnel, Flinders University staff, and placed in appropriate locations throughout the Flinders University and Flinders Medical Centre. For the second meeting in October the bulk of the advertising was conducted by the Bedford Park Residents Association. This data is referred to section 4.5.2 of this report.

3.2.4 Pilot Program length

The pilot program was conducted over a 12-month period commencing in April 2000 and concluding in April 2001.

3.3 How the Project Was Conducted

3.3.1 Working Party

A working party that is a sub group of the Cities of Unley and Mitcham Crime Prevention Committee was formed for the purposes of this project in April 2000. This committee had representation from the Crime Prevention Consultant, Mitcham Council (both the Senior Community Services Officer and the Home and Community Care Officer), SAPOL, Flinders University Security, The SAHT, Business Safety House and Neighbourhood Watch.

3.3.2 Review of the Literature

The Crime Prevention Consultant conducted a review of the literature to explore the current research on break and enter crime and the vulnerability of 'hot spots' to such crime. Section 2 of this report provides a discussion of the literature. This information was provided to the working party prior to the first meeting of this group.

3.3.3 Safety Audit

The first meeting of the Crime Prevention Working Party included a tour of the 'hot spot' zone to determine which aspects of the site increased its vulnerability to break and enter crime. The area was examined to determine if Crime Prevention through Environmental Design intervention strategies could be used by Council, SAHT, ETSA Utilities and community members to examine:

- the planning, design and layout of the area,
- any physical structures within the area,
- lighting,
- landscaping,
- interaction of community members,
- support for legitimate recreational activities within the area, and
- the ongoing maintenance of the space (eg tree trimming, care of yards and verges).

3.3.4 Project Promotion and Community Education

Several meetings were organised for residents of the area to inform them about the project, the first meeting was held in conjunction with a Neighbourhood Watch meeting on April 12th 2000 at the Sturt Police Station. Nineteen Bedford Park residents (only four of whom resided in the 'hot spot' zone) attended this meeting. The Crime Prevention Consultant also spoke to residents at the Bedford Park Residents Association Annual General Meeting in October 2000.

The Neighbourhood Watch Co-ordinator was asked to keep a record of contact between residents of the 'hot spot' zone and Neighbourhood Watch personnel. This record was to be used to measure increased interest in 'watching' their neighbourhood and Neighbourhood Watch in general. However this method of data collection was not pursued because the local residents did not make direct contact with local Neighbourhood Watch personnel prior to or during the project. The residents contacted the Crime Prevention Consultant if they required information about the project, access to the incentive schemes or free security audit service. This may reflect on the nature of Neighbourhood Watch. For example the Neighbourhood Watch personnel made the decision not to deliver information about the project to the flats within the hot spot zone as the response previously received from the flat residents had been poor. They did not however discuss this with the Crime Prevention Consultant and it was only discovered during conversation at a meeting much later (this was rectified by contract delivery of the material to the flats).

Written material was chosen as a technique of community education through the use of personally addressed letters and letterbox drops. Both delivery methods were used to increase the likelihood that landlords, owner-occupiers and renting residents would all be exposed to information about the project. These techniques were used to increase community awareness of the program and to increase resident vigilance and community duty of care (without creating alarm or lowering property values). The most successful of these techniques was the personally addressed letters, they generated a good response across both owner-occupiers and landlords (they were not sent to renting residents). The letterbox dropped information was important as it was the only method of reaching renting residents however the response to this information was not good as many people do not take the time to read it.

A letterbox drop was delivered to residents of the 'hot spot' zone inviting them to contact the Crime Prevention Consultant to have a home security audit conducted. Residents were asked to report any suspicious behaviour they observed in their neighbourhood, any attempted break and enter dwelling and any actual break and enter offences or other crime to the police.

Two incentive grants were offered to encourage residents and landlords to upgrade their security via personally addressed letters (to rate payers). These were:

- up to \$50 as a grant to those who took up the offer of a free security audit and subsequently install at least a basic level of security hardware, ie fitting deadlocks to all doors (or keyed patio bolts to sliding doors) and keyed window locks to all windows in the house or flat, and
- a \$50 grant to residents / landlords who installed a security / sensor light in the car port or yard to shine on their motor vehicle to reduce its vulnerability to motor vehicle crime.

A final letter was sent to residents in March 2001 informing them that this was their last chance to take up:

- the security audit

- either of the \$50 incentives grants, and
- to explain that they may be contacted in the near future by telephone to participate in a survey about the project.

This letter sparked considerable interest in security auditing and ensured that the project targets for audits and security upgrades were exceeded.

3.3.5 Security Auditing

The Crime Prevention Consultant conducted 25 (12.5%) security audits for residents and landlords who own property within the study area. This involved a visit to the house or flat, a thorough inspection of the possible entrance and exit points from the dwelling, and an inspection of the grounds to determine Crime Prevention through Environmental Design factors which may attract an offender to this particular home. A security audit report was then compiled and posted to the resident along with advice about the prevention of break and enter dwelling crime and motor vehicle crime. Such material included:

- the brochure – “How to stop a thief from targeting your home” (see Appendix E)
- general crime prevention information about target hardening for the home
- the ‘*This is an empty car card*’ (see Appendix E), to be placed in vehicles to deter offenders from breaking in to steal items from the car and to remind drivers to remove valuables from the vehicle
- Neighbourhood Watch pamphlets relevant to the residents needs (e.g. holiday check lists to be used in preparation for travel), and
- Crime Prevention through Environmental Design guidelines for residential properties and a planting guide.

All safety audit reports provided residents with a referral phone contact for ‘debriefing’ to the Victims of Crime service. However, given that none of the residents reported (at the time of the security audit) that they were concerned about being a recent victim of a break and enter dwelling crime, this service may not have been used.

3.3.6 Market Research

A telephone survey was conducted in March 2001 to assess the impact of the project, the various strategies implemented, and fear of crime. This random survey of 46 (23%) Bedford Park triangle ratepayers (both owner occupiers and landlords) demonstrated that the project was well known to this group. In addition, the survey showed that residents had a reasonable level of understanding about crime prevention techniques to reduce vulnerability to break and enter dwelling crime. The results of this survey are discussed in section 4.5.3 of this report.

3.3.7 Planning to Avoid ‘Hot Spots’

One of the strategies for this project was to liaise with personnel from relevant agencies to promote the need for appropriate planning to address the formation of break and enter dwelling ‘hot spots’. This was achieved in part through the participation of members of the various agencies within the project working party. Although the rationale for why Bedford Park had become a ‘hot spot’ was discussed at these meetings this may be an area requiring further research. This may be addressed in the second pilot study, which will commence in October 2001 in Fullarton, a suburb of the City of Unley, within the Adelaide metropolitan area, or as a separate project.

3.4 Crime Prevention through Environmental Design

3.4.1 Background

Crime Prevention through Environmental Design (CPTED) is a systematic approach to design that incorporates crime prevention features. It is designed to demonstrate to users of public and private space that the area is:

- owned,
- cared for, and
- that crime and criminal behaviour are out of place in this area.

Ideally CPTED principles should be taken into consideration when making decisions about:

- street layout
- the mix of housing types
- safe routes
- surveillance of vulnerable spaces (eg car parks) and sites
- housing design, and
- activity generators (e.g. playgrounds, picnic areas, cafes) and focal points.

However given that the 'hot spot' zone in Bedford Park was already in existence, only limited changes to the environment were possible. The working party decided to concentrate its efforts on changes to address vulnerability of property to break and enter crime and personal safety. Areas of focus were as follows:

- 'sightlines'
- lighting
- land use and activity mix
- landscaping and fencing
- signage, and
- movement predictors.

Information on each of these follows.

3.4.2 Sightlines

An important CPTED principle is that there should be clear sightlines, that is clear views of the surrounding area:

In the current project, steps were taken by relevant agencies to address the need for clear sightlines. At the initial on-site safety assessment, the side streets in the 'hot spot' area were found to have very poor sightlines. This was due to the nature of the street planting which were predominantly bushy gum trees that both blocked the view down the streets and between properties. To address this situation, Mitcham Council staff trimmed the trees around the existing lights thereby increasing the ability of residents to watch their local area. This enabled members of the community to play an active role in the reduction of break and enter crime in their neighbourhood, if they wished to do so.

There were a number (approximately 20%) of high fences (predominantly brush) along the main roads, a style of fencing which reduces observation opportunities between neighbours. However, it was clear that the fencing served other functions (ie noise reduction and privacy) and no residents are known to have removed their brush fence.

The homes on South Road may be less vulnerable to break and enter crime due to the higher level of traffic. However, the interspersed businesses and the fact that there are no houses on the opposite side of the road reduces the potential for neighbour surveillance.

The traffic flow on Sturt and Shepherds Hill Road is intermittent in the evenings, making the homes more vulnerable through lack of observation. In addition these houses face the playing fields of either the Flinders University or the Women's Memorial Playing Fields, which further reduces opportunities for surveillance from capable guardians.

3.4.3 Lighting

Another CPTED issue in the need for adequate lighting:

Lighting was not an issue in relation to break and enter dwelling crime as most of this type of crime occurs during the day when the residents are at work, university or otherwise occupied. However lighting was identified as an issue in respect to personal safety and motor vehicle crime, many of the streets in the 'hot spot' area were very dark at night. One street in particular, Burbank Avenue, had few lights and regularly placed gum trees making it almost completely black on a night with low moonlight.

An assessment of the street lighting was organised by ETSA Utilities to determine if it met current Australian Standards. An upgrade was required and this work was completed in January 2001.

Twelve additional lights were placed on existing stobie poles and additional underground wiring was installed to light an area without an existing pole. The lux level of some existing lights was increased; others were remounted, or relocated to bring the lighting of the area into line with current Australian Standards. Details are as follows:

- remove 1 x 50 watt high pressure sodium luminaries
- relocate 2 x 80 watt mercury vapour luminaries to alternate poles (1 on a LPB or Long Pipe Bracket)
- remount 5 x 80 watt mercury vapour luminaries on existing poles using LPB's
- install 11 x 80 watt mercury vapour luminaries on existing poles (5 on LPB's), and
- install 1 x span LV (luminaries vapour) Mains⁴⁰

3.4.4 Land-Use and Activity Mix

The land within the 'hot spot' zone is used in a variety of ways:

- residential properties (both high and low density) take up the vast majority of space within the Bedford Park triangle.
- local shopping centres (commercial area along South Road),
- Health Services (Flinders Medical Centre, local Medical Centre on South Road, Bedford Park)
- schools (Flinders University is adjacent to the site),
- transport - the Bedford Park triangle is walking distance to the Tonsley Railway Station. Although there is no bus route through the region, buses frequently travel along each of the three main roads that surround the area.

These land uses result in activity on the roads surrounding the Bedford Park triangle on weekdays but minimal activity within the triangle during working hours. The occasional

⁴⁰ This proposal increased council's lighting tariff by \$961.92 per annum, in addition a once off charge of \$750 was paid for installation of the span LV Mains.

student walks through the area on the way to or from University but otherwise the area has a deserted feel during the day on weekdays.

In applying CPTED principles, it is recommended to have a mix of activity to facilitate relatively constant public use:

Recreational facilities in the 'hot spot' area include a small reserve in the centre of the residential area (Burbank Reserve), the SA Women's Memorial Playing Field, and the Flinders University Oval. The University Oval is on the opposite side of Sturt Road and the Women's Memorial Playing Field is on the opposite side of Shepherds Hill Road to the Bedford Park triangle, reducing the natural surveillance of properties facing the recreational areas. Unfortunately, these large expanses of public space can provide potential offenders with an escape route or a perception of easy escape on foot. The University and Memorial Playing fields are under-utilised during weekdays. It may be possible to encourage local schools or other community organisations to utilise these facilities to encourage more constant public use.

3.4.5 Landscaping and Fencing

Landscaping and fencing can be designed to incorporate crime prevention ideals. For example, fencing screens should be open rather than solid (e.g. wrought iron style gates) as this provides security and maximum potential for surveillance and physical and psychological barriers can be used to define private versus public territory (e.g. distinctive paving, gardens, and lawn strips, gravel or level changes). In the 'hot spot' zone there was evidence of poor distinction between public and private space. Some homes on corner blocks for example had tracks worn through their lawn where people habitually walk through. When security audits were conducted at such properties advice was provided on how to define private space and reduce this problem.

3.4.6 Signage

Use and design of signs can assist a person in danger to leave an area or seek assistance.

Given that the 'hot spot' zone is primarily residential there is minimal use for signs and site maps. If the area was larger or included more public space there would be a need for signage to indicate where to go for assistance if required, how to reach main routes, or to indicate the location of after hours exit points.

3.4.7 Movement Predictors

A movement predictor is a laneway or walkway, which once entered, has only one logical exit. An assessment was made of the risks presented by movement predictors in the 'hot spot' zone. The two photographs (shown below) show a walkway opposite Flinders University in the 'hot spot' zone that was very overgrown at the time of the safety audit. This movement predictor would encourage fear of crime especially for students who live in the 'hot spot' zone and must walk along this path (unless they take a very much longer route) to and from Flinders University. The sightlines along this movement predictor were increased once Mitcham Council Depot personnel trimmed trees and shrubs.



Photograph 1: Before Crime Prevention through Environmental Design Intervention



Photograph 2: After CPTED intervention (trimming trees and cutting back foliage) in June 2000

As discussed in the literature review Wilson and Kelling (1982) developed the broken window theory that suggests that a disorderly environment attracts crime to it. This theory provides a justification for local government to continue to maintain public parks, and the presentation of the streets and street trees. In so doing it is hoped that communities will take responsibility for their gardens and lawn on the footpath, to make the statement, 'this community is well cared for and crime is not wanted here'.

4. RESULTS

The results in relation to each aim are discussed below.

4.1 Impact on Crime

Primary Aim: *To reduce the incidence of break and enter crime in the 'hot spot' zone.*

4.1.1 Reports to Police of Break and Enter Dwelling Offences 1997 –2001

To assess whether the project was able to reduce the incidence of break and enter offences, the following data was collected:

- Police Incident Reports provided by Sturt Local Service Area
- Police intelligence information about offending in the area, and
- Police Crime Statistics from the Business Information Unit

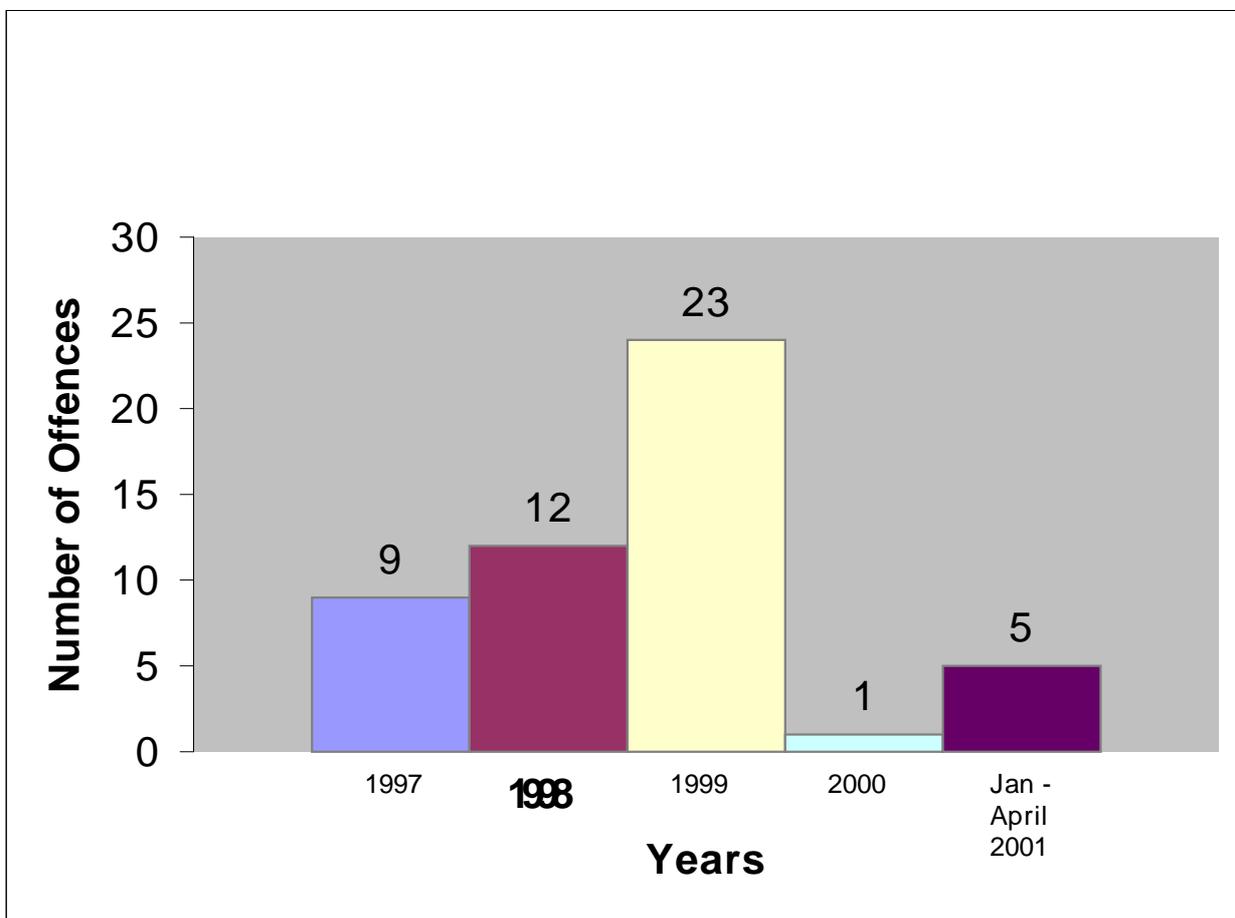


Figure 2: Break and Enter Crime in the Bedford Park Triangle 1997 - 2001

As shown in Figure Two, the level of break and enter crime in the Bedford Park area increased slightly from 1997 to 1998 followed by a significant increase in 1999.

The project commenced in April 2000 and continued until April 2001. There was a complete absence of break and enter offences from January 2000 until November 2000, followed by six break and enter dwelling crimes between December 2000 and April 2001.

Translated into percentage, this means that there was a 74% reduction in break and enter crime between 1999 and the completion of the project in April 2001. The project has had a significant impact on break and enter crime within the Bedford Park triangle. However, there is a need to monitor offence rates to determine the impact of the project over time.

4.1.2 Police Incident Report Data

The Police Incident Reports for the 'hot spot' were analysed by street, date, and the time the offence was discovered.

Table 1: Police Incident Report Data – 1999 Break and Enter Dwelling Crimes in the Bedford Park Triangle (prior to the project commencing)

Date	Location	Street name	Day	Time	Front, side, rear entry	Entry point	Entry method
18/01/99	Unit	Sturt Rd	Mon	Unknown	Front	Door	Break
23/02/99	House	Letchford St	Tue	Day	Rear	Window	Unlocked
11/03/99	House	Shepherds Hill Rd	Thurs	Day	Rear	Door	Break
17/03/99	* House (repeat offence)	Shepherds Hill Rd	Wed	Day	Front	Window	Jemmied
17/03/99	House	Sturt Rd	Wed	11.30am - 12noon	Front	Window	Unknown
23/03/99	Business	South Rd	Tue	12.30pm - 1.30pm	Rear	Window	Jemmied
26/03/99	Unit	Shepherds Hill Rd	Fri	7.15am - 3.30pm	Rear	Window	Break
27/03/99	House	Sturt Rd	Sat	Night		Attempted	Jemmied
12/04/99	* Unit (repeat offence)	Shepherds Hill Rd	Mon	Day	Rear	Window	Break
04/05/99	Business	South Rd	Tue	10am - 3pm	Rear	Window	Jemmied
12/05/99	House	Sturt Rd	Wed	3.30 pm - 5pm	Front	Window	Jemmied
13/05/99	Business	South Rd	Thurs	Day	Side	Window	Remove
14/05/99	House	Letchford St	Fri	Afternoon	Rear	Door	Manipulate
02/06/99	House	Letchford St	Wed	Day	Rear	Window	Jemmied
16/06/99	House	Kelvin Rd	Wed	Day	Front	Window	Remove
12/07/99	House	Burbank Ave	Mon	Day	side	Window	Remove security screen
15/07/99	Business	Sturt Rd	Thurs	12-5pm	rear	Window	Cut screen
23/07/99	Business	South Rd	Fri	Night	Front	Front door	Forced
18/08/99	House	Letchford St	Wed	Day	Rear	Window	Forced
23/09/99	Business	Sturt Rd	Thurs	Morning	Side	Window	Jemmied

Date	Location	Street name	Day	Time	Front, side, rear entry	Entry point	Entry method
13/10/99	Business	South Rd	Wed	12 - 4pm	Rear	Window	Break
13/10/99	Unit	Edison Rd	Wed	3 - 4pm	Rear	Window	Remove
10/12/99	Unit	Shepherds Hill Rd	Fri	10am - 7pm	Rear	Window	Jemmied

Table 1 lists each of the break and enter crimes in the Bedford Park triangle in 1999, the year before the project commenced. For most months of the year the reported break and enter rate was one, two or three offences. However, in March there were six reports, in May there were four, while in November there were no offences. Two of the victims were targeted twice in this time period.

The properties on the main roads were most frequently targeted Sturt Road (n=6), South Road (n=5), Shepherds Hill Road (n=5). Letchford Street (n=4) was also a frequent target for offenders. Interestingly, all of these locations were opposite playing fields, ovals, parks or in the case of South Road a large business, all of which reduced opportunities for natural surveillance and guardianship of the property that was selected for theft.

Most of the offences occurred during daylight hours (except in two cases which occurred at night).

Generally the offender entered through the rear (n=13, 54.2%) of the building. Less commonly the offender entered via the side (n=3, 12.5%) or front (n=5, 20.8%) of the house or flat. In most cases the offender entered through a window (n=18, 78.3%). In only four cases entry was gained via a door (n=4, 17.4%). In one case the window was unlocked, in eight cases (n=8, 34.8%) the window was jemmied. In nine cases the window was broken or manipulated in some way (other than jemmying) (n=9, 39.13%). This demonstrated the need to increase the security devices on the homes within the target area to ensure that there were window locks on all windows and deadlocks on all doors.

Data on the days of the week offences occurred during 1999 is shown in Table 2:

Table 2: The Days of the Week Offences Occurred in 1999 (Prior to Project)

Day of the Week	Number of Offences	% of Total
Monday	3	13.0%
Tuesday	3	13.0%
Wednesday	8	34.8%
Thursday	4	17.4%
Friday	4	17.4%
Saturday	1	4.3%
Sunday	0	0%
Total	23	100%

All but one offence occurred during the week, over one third of offences (n=8, 34.8%) occurred on a Wednesday. There was no obvious explanation for this. Discussion with

University sources did not link student payments or student activities with Wednesdays, collection of Centrelink payments is not on a Wednesday, and there are no major sporting

events in the area on that day. The next most common day to experience a break and enter offence was a Thursday or Friday (n=8, 34.8%), which may be linked to the need to fund planned activities for the offender's weekend. The low weekend rate of break and enter offending may be influenced by the belief that there is a greater risk of being confronted by the resident or their neighbours who are more likely to be home on the weekend than during the week. The pre project break and enter crime statistics indicates that this crime most commonly occurs during the week. It is assumed that offenders commit this crime when they consider that they are least likely to be disturbed by local residents who are generally at work, at university or otherwise occupied on weekdays. Increasing vigilance by those who are at home on weekdays during the day and increasing the security of properties at these times could make a positive impact on the level of this crime.

Table 3: Analysis of Modus Operandi of Break and Enter Dwelling Offences During the Project

Location	Date	Street name	Entry point	Entry method	Day	Time	Front, side or rear
House	24/12/00	Kelvin	Door	Cut door	Sunday	1280	Rear
House	19/1/01	Burbank	Door	Cut security door	Friday	1015	Rear
House	21/1/01	South Road	Window	Jemmied window	Sunday	1700	Rear
House	24/01/01	Edison	Window	Jemmied	Wednesday	1145	Rear
House	9/4/01	Burbank	Door	Jemmied	Monday	Afternoon	Front
House	10/4/01	South Road	Window	Remove screen	Tuesday	Day	Side

What is immediately clear in comparing Table 3 with Table 1 is the significant drop in the number of offences during the project. As discussed earlier, there was no break and enter dwelling offences in the 'hot spot' zone from January to November 2000. One offence occurred in December and three of the offences occurred within five days of each other in January. The January offences were relatively similar in their 'modus operandi'⁴¹ (all the properties were houses – three were entered via windows, three were entered via doors). Another two offences occurred on consecutive days in April. Two offences involved the jemmied of a window at the rear of a property to gain entry. The other involved entry via cutting a security screen door to gain entry to the rear of a property.

At least two of these offences occurred on weekdays in the morning when the victim had only been out for less than an hour (the Crime Prevention Consultant has completed security audits for both clients), which implies that the offender knew the victim had left the premises. Two offences occurred on Sunday, and one on a Monday, Tuesday, Wednesday, and Friday. Prior to the project commencing, Wednesday, Thursday and Friday were the most common days on which break and enter offences occurred. Interestingly prior to the project commencing there were no offences recorded on a Sunday. This may indicate that the offenders who were 'working' in the area prior to the project are no longer operating there, or that they have changed their modus operandi.

⁴¹ 'Modus operandi' is obviously not limited to the entry and exit point information available from police incident report data, however this was all that was available to the Crime Prevention Consultant.

Prior to the project commencing the offenders were much more likely to enter via a window (n=18, 78.3%) than a door (n=4, 17.4%). During the project entry via a door or window was equally likely (n=3, 50%). However the number of offences that occurred during the project was not great enough to determine if there were patterns of modus operandi.

Gaining access to the rear of the property was a similar feature of all offences that occurred until April 2001. As the Crime Prevention Consultant conducted security audits at most of these properties it was clear that these houses had open access (via an unfenced driveway) to the rear of the property allowing would be offender's easy entry to this area.

No single street seems to have been targeted for housebreak offences. As each of these break and enter dwelling offences occurred during the hours of 9am – 5pm lighting is probably not a consideration when the offender is making a choice of target. It appears that householders need to be educated about home security and risk factors during the day, for example:

- Locking the doors and windows (in the open position if needed) while at home during the day,
- locking up the house while gardening in the back or front yard, and
- closing the shed or garage door when taking the car out for even a short trip as this informs an offender that the house is vacant.

Residents were quite aware of the need to lock their home and have security lighting around their home at night but were much more complacent about leaving doors and windows unlocked or even ajar during the day.

All of the housebreak offences during the project time frame, occurred during the summer and Easter school holidays. Three of the offences occurred at the end of the summer school holidays and two in the Easter school break. It could be that the offenders are of school age and that they carried out the offences when they had become bored with the other options available to them or they needed money to fund activities they wished to pursue. It may also be a time when houses are more frequently vacant while residents go on holiday and are more likely to be targeted by offenders of any age.

4.1.3 Theft from Motor Vehicles

During the course of the project, it became apparent that although the incidence of break and enter dwelling offences decreased there was an increase in motor vehicle related offences in the target zone during the project time frame. Therefore an analysis and discussion of motor vehicle offences within the area is provided below.

Table 4: Theft from Motor Vehicles in Bedford Park, During the 1999 Calendar Year (Prior to the Project Commencing)

Date	Parked	Street	Day	Time	Method	Item(s) taken
28/02/99	Street	Burbank	Sun	Night	Unknown	CD player speaker
17/05/99	Carport	Kelvin	Thurs	Night	Break / door screw-driver	Roller blades
13/07/99	Yard	South	Tues	7.45 - 10.30am	Bonnet forced	Battery
18/8/99	Yard	South	Wed	8 -9pm	Unknown	Credit card, key
20/10/99	Yard	Shepherds Hill	Wed	Night	Unknown	Wallet, cash, credit cards
27/10/99	Street	Shepherds Hill	Wed	Night	Unknown	Car parts and accessories
2/12/99	Street	Sturt	Thurs	11am - 5pm	Door jemmied	Sound system,

							CD, watch, jacket
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Table 5: Theft from and Damage to Motor Vehicles in the 'Hot Spot' Zone During The Project Timeframe

Date	Offence type	Location Parked	Street Name	Day	Time	Method of entry	Items taken
17/5/00	Larceny/damage to motor vehicle	Street	Edison Road	Wed	2100	Door	Cash, sunglasses s-driver (\$83)
31/05/00	Larceny from & damage to motor vehicle	Unit car park area	Burbank Ave	Wed	1730	Damaged door lock	Novel
05/06/00	Larceny from & damage to motor vehicle	Street	Burbank Ave	Mon	Night	Door	Cash - \$50
06/06/00	Larceny from & damage to motor vehicle	Yard	Burbank Ave	Tue	1800	Door	CD player (\$350) & bag
06/06/00	Larceny/damage to motor vehicle	Street	Burbank Ave	Tue	1700	Door	Cash \$10
06/06/00	Larceny/damage to motor vehicle	Street	Burbank Ave	Tue	2030	Door	Torch, stationery, lighter (\$65)
07/06/00	Larceny/damage to motor vehicle	Street	Burbank Ave	Wed	1700	Door	Cash \$10
25/08/00	Larceny/damage to motor vehicle	Street	Burbank Ave	Fri	2130	Door	Speakers (\$100)
26/09/00	Larceny/damage to motor vehicle	Yard	Burbank Ave	Tue	Night	Door	Wallet and contents (\$70)
12/11/00	Larceny from motor vehicle	Street	Burbank Ave	Sun	2215	unknown	\$255 contents
24/11/00	Larceny/damage to motor vehicle	Street	Edison Road	Tue	Night	Door	Sunglasses CD, spanner, street directory (\$440)

As can be seen from Table 4 there were seven larceny (theft) from motor vehicle offences in 1999 (prior to the project starting). This increased (see Table 5) to eleven between the months of May to November 2000 (a 36.4% increase in this type of offending). In 1999 the offences occurred on five different streets/roads while in 2000 offences were concentrated on two streets, 81.8% of offences occurred on Burbank Ave and 18.2% occurred on Edison Road. In 1999 the offences appear to be fairly random in nature with all but two offences (28.6%) occurring at night. Three (42.8%) of the seven cars interfered with were parked on the street, three others (42.8%) were parked in a yard and one (14.3%) was parked in a carport.

Comparing the two 12 month periods (ie the calendar year of 1999 and the project period of April 2000 – April 2001) it is clear that Burbank Ave remained a target area (n=9, 81.8%). The time at which the offence was discovered and reported varied but had one common

factor, all offences occurred during the hours of darkness. The most common day of the week for a larceny offence to occur was a Tuesday (n=5, 45.4%), followed by a Wednesday (n=3, 27.3%). Eight out of the eleven (72.7%) cars interfered with were parked on the street, two were parked in a yard (18.2%), and one (9.1%) was parked in a unit car park.

As mentioned in the literature review, Cohen and Felson researched offender and victim behaviour and developed the Routine Activity Theory. They found that for a crime to occur you must have a motivated offender, a suitable target and the absence of a capable guardian. In the 'hot spot' zone the tendency of residents and visitors to the area to park on the road, particularly in the very poorly lit Burbank Ave, increased their risk of crime. This risk increased as the distance between the vehicle and the 'capable guardian'⁴² increased.

Felson and Clark⁴³ (1998) conducted further research into this issue and found that the risk of attack on a target depends on its value, inertia (weight), visibility, and access. Vehicles parked at night on Burbank Ave could therefore be said to be of high risk because they were:

- of value to the offender
- light enough to remove easily (e.g. cash, torch, lighter, speakers and CD players)
- not clearly visible to potential guardians (neighbours) because of numerous bushy street plants and poor lighting, and
- within easy access due to the habits of residents.

Interestingly the items stolen sometimes included tools that could potentially be used to commit further offences (screwdriver, spanner). It is important that vehicle owners are educated to avoid leaving items of this nature in their vehicles or leaving them where they were visible.

4.1.4 Theft of Motor Vehicles

Table 6 provides details of the level of theft of motor vehicles from the Bedford Park Triangle in the twelve months prior to the project commencing.

**Table 6: Theft of Motor Vehicles in Bedford Park In 1999/00
Prior to the Project Commencing**

Date	Location parked	Street name	Day	Time	Value
24/07/99	Street	Burbank	Saturday	2am -3.15pm	3,000
17/01/00	Street	Kelvin	Monday	2am - 8am	4,500
08/02/00	Street	Burbank	Tuesday	6am - 4.15pm	2,500
25/03/00	Street	Burbank	Saturday	Night	1200

There were four motor vehicles stolen from the Bedford Park triangle in twelve months prior to the project commencing (April 1999 to March 2000). This figure increased by 60% from April to December 2000 when 10 motor vehicles were stolen from this area. In 1999 vehicles were stolen from Burbank Avenue (3, 75%) and Kelvin Road (1, 25%). It is probable (victims cannot give an exact time the vehicle was stolen) that all four cars stolen

⁴² Cohen L and M Felson, "Social change and crime rate trends: a routine activity approach." American Sociological Review No 44, 1979 Pps. 588-608.

⁴³ Felson, M. & Clarke, R.V. (1998). "Opportunity makes the thief: Practical theory for crime prevention". Police Research Series Paper 98, London: Policing and Reducing Crime Unit, Home Office.

were taken during the hours of darkness. Table 7 shows the number of vehicles stolen from the 'hot spot' zone during the project April 2000 – April 2001.

Table 7: Theft of Motor Vehicles in Bedford Park during the Project Timeframe

Date	Street Name	Location Parked	Day	Time	Value
5/5/00	Burbank Ave	Street	Friday	1930	\$4,000
11/05/00	Kelvin Rd	Street	Thursday	2320	\$5500
7/6/00	Burbank Ave	Street	Wednesday	2300	
12/07/00	Kelvin Rd	Street	Monday	1050	\$15500
25/08/00	Burbank Ave	Yard	Friday	2330	\$700
8/10/00	Burbank Ave	Street	Sunday	0630	\$6000
12/11/00	Burbank Ave	Street	Sunday	2215	\$5255
11/12/00	Burbank Ave	Street	Monday	0245	\$1500
23/12/00	Burbank Ave	Yard	Saturday	0900	\$3500

As can be seen seven of the nine cars (77.7%) stolen from the 'hot spot' zone in 2000 were taken from Burbank Ave. In addition seven of the nine cars (77.7%) stolen were parked in the street confirming that cars parked on the street are at greater risk than those parked in carports or garages. Two of those stolen were taken from yards.

Seven of the nine stolen vehicles (77.7%) were discovered missing on the weekend or in the early hours of Monday morning. The value of the stolen vehicles ranged from \$700 to \$15,500, the average value being \$4,137.90. Some of these vehicles are likely to have been stolen for transport purposes to or from weekend activities. The proximity to the University that attracts large numbers of students and others to the University bar, which remains open (until 2am) after public transport stops operating, may be an explanation for this. There were public functions at the bar the majority of the nights when a car was stolen from the Bedford Park triangle. This may also explain the reduction in illegal use offences once the University closes over the summer holidays. This issue should be brought to the attention of University and Transport SA personnel as the issue could be resolved by offering a further bus after closing hours, announcing the last bus at the venue, or reducing the licence time to finish just prior to the last bus leaving.

CARS⁴⁴ data demonstrated that the Bedford Park study area was a 'hot spot' for car theft as well as for break and enter dwelling crime. The SA metropolitan area has 2,103 Australian Bureau of Statistics Collector Districts. In the year 2000 there were 11,828 thefts from the Adelaide Metropolitan area, an average of 5.6 thefts per Collector District. Mitcham Council had an average of 2.9 thefts per Collector District. This segment of the Collector District (the Collector District also includes Flinders University and Flinders Medical Centre, which have high rates of car theft and interference) had 12 thefts in the same twelve-month period that is significantly higher than the Mitcham and the metropolitan average. A pattern of one vehicle theft per month on average had developed in the Bedford Park area over the previous twelve-month period. However, no further vehicles were stolen after the lighting upgrade in January 2001. The effect of this and other strategies put in place by the crime prevention project were significant in changing car theft offending behaviour in a 'hot spot'.

⁴⁴ Information provided by Paul Thomas, Director of the National CARS (Comprehensive Auto Theft Research System).

4.2 Development of a Break and Enter Hot Spot

Primary aim: *To develop an understanding of why the specified location has become a break and enter 'hot spot'.*

To achieve this aim a literature review was conducted to explore the nature of break and enter dwelling offences and what attracts an offender to a particular dwelling. It includes information about how an area becomes a 'hot spot' and methods of reducing attractants for crime from the location. The literature review can be found in Section 2 of this report. The literature review was provided to members of the working party to inform the process of refining the project strategies.

4.3 Partnership Approach

Primary Aim: *A partnership with SAPOL personnel will be developed to ensure that any information collected about the crime patterns, offender Modus Operandi or other relevant information is passed on to SAPOL intelligence personnel.*

This aim was achieved through a close partnership with the Sturt Community Liaison Officers, Kerry Malyon and Grant Topham, and the Manager of the Sturt LSA Intelligence Section, S/Sgt Grant Stevens. Kerry Malyon or Grant Topham attended each of the working party meetings and community meetings and reported on the crime statistics. Other members of the working party were also effective partners in reducing crime in the area. Neighbourhood Watch, Flinders University Security and Mitcham Council lighting and horticultural areas were key partners in upgrading the security of the area.

Information was provided to the project team that assisted in the development of strategies. For example, police Intelligence demonstrated that two known offenders lived in the 'hot spot' zone. These people would have received letterbox drop information which would have informed them that a break and enter project was in progress. This may have had the effect of changing their local offending behaviour from break and enter dwelling crime to motor vehicle related crime.

In addition information from this project has influenced other project decisions. For example the SAPOL Operation Counterpunch project (a Police Special Operation which addressed car theft and theft from motor vehicles in shopping centre and university car parks within the southern metropolitan area) has included Flinders University, as it is a high car theft location. The good relationship developed between the Flinders University Security Officer, SAPOL personnel and the Crime Prevention Consultant through involvement in the Bedford Park 'hot spot' project was instrumental in this process.

4.4 Community Education

Primary Aim: *To equip communities with the tools to reduce the likelihood of break and enter victimisation and to increase the reporting of break and enter offences and attempted break and enter offences within the 'hot spot' zone.*

A series of techniques were used to educate the community about securing their homes against unauthorised entry and about deterring opportunist criminals from choosing their home as a theft target. Letterbox drops were conducted providing community members with information that would assist them to make their home less vulnerable to break and enter crime (see examples of such material in Appendix E). In addition the community were

invited via personally addressed mail and letter box drops to ring and make an appointment for the Crime Prevention Consultant to visit them in their home to have a security audit and report completed.

Twenty-five security audits (12.5% of the 200 properties within the Bedford Park triangle) were conducted for residents and businesses within the pilot project. This exceeded the 10% target.

Six residents (24% of those who had a security audit conducted) applied for and received the \$50 rebate when they upgraded their security to a basic level (defined as having keyed window locks on all windows, deadlocks of external doors, and patio bolts of sliding glass doors). It should be noted that others from this group may have acted on the results of the audit and not applied for the rebate. In addition many of the homes audited already had the 'basic level of security' in place.

Eleven home owners and businesses in the pilot area took up the offer of a \$50 rebate if they installed a sensor light on their property to reduce vulnerability to motor vehicle and break and enter crime.

Therefore seventeen property owners (68% of those who had a security audit of their property or 8.5% of the 200 properties in the pilot area) changed aspects of their security as a result of involvement in the project. The project exceeded its target of a 10% take up rate of security audit service for break and enter victims or community members in the 'hot spot' area. It exceeded its target of at least 20% improved security measures significantly (68.0%).

4.5 Increasing Security Awareness

Primary Aim: *To increase the knowledge of residents of ways to increase the security of their homes.*

This aim was achieved through educational material presented at public meetings and through letterbox drops and personally addressed mail. The residents were also given the opportunity to access personalised security advice through the security auditing process and follow up report. The aim was measured through a series of surveys, which are discussed below.

4.5.1 Letterbox Drops of Educational Material

Letterbox drops of educational material were conducted in April, June, October and November 2000. Personally addressed letters were sent to residents and landlords in May 2000, November 2000 and March 2001. Examples of the material included in such letterbox drops and mail outs are provided in Appendix E.

4.5.2 Surveys Conducted at Bedford Park Community Meetings

Twenty-five people attended the meeting on April 12, 2000 and nineteen people attended the October Annual General Meeting of the Bedford Park Residents Association. The Crime Prevention Officer asked those present to complete a crime and safety survey as they arrived at the meeting. In both cases nineteen people completed the surveys, which aimed to establish:

- if the respondent lives in the target area
- if the respondent is a short or long term resident of the area

- if the respondent is renting / buying their property
- if the respondent is working / a student / home duties / other
- the respondents experience of crime in the local neighbourhood
- current security measures in place in the respondents home
- and their fear of crime in the local community

About one third of the people were present at both the Bedford Park Neighbourhood Watch meeting in April 2000 and the October meeting of the Bedford Park Residents Association. As such the results of the two surveys cannot be used as a before and after comparison. However the information can be used to detect changes in awareness of crime prevention ideas and strategies to reduce vulnerability to break and enter crime. A few points are taken from each survey to demonstrate that residents increased their knowledge of security issues in and around their homes.

As would be expected the respondents to the April survey were most concerned about break and enter dwelling crime (17, 89.5%). Crime in relation to motor vehicles was also a major concern (7, 36.8%). In October concern about break and enter dwelling crime had reduced (13, 68.4%), while concern about motor vehicle related crime (13, 68.4%) had increased substantially. These concerns mirror what was actually happening with crime in the area, break and enter crime had reduced since April while motor vehicle crime was on the increase. In both surveys the participants were generally over the age of 50. Less than five participants were in their twenties or thirties.

Given that respondents to both surveys were particularly concerned about break and enter dwelling crime (17, 89.5%) the steps that they had taken to reduce their vulnerability to this type of crime were in at least 7 (36.8%) cases not well thought out. For example, while 15 (78.9%) respondents used deadlocks only 8 (42.1%) used keyed window locks. Given that windows and doors are the most common entry points for house break offenders these defensive tools need to be used together. This level of security had improved slightly in October when 17 (89.5%) respondents used deadlocks and 10 (52.6%) used keyed window locks.

Respondents at both meetings were asked three questions to give an impression of their 'fear of crime' in their neighbourhood after dark:

April respondents were asked, would you:

- | | | |
|--|----------|---------|
| • walk through the streets after 6pm in the evening? | Yes = 11 | No = 8 |
| • go outside in your own yard after dark? | Yes = 13 | No = 5 |
| • walk to a neighbour's home after dark? | Yes = 9 | No = 10 |

Some residents qualified their responses with time limits, "Yes (I would walk through the streets after 6.00 p.m. in the evening), but not after 10.00 p.m." or "Yes (I would walk through the streets after 6pm in the evening), but only with our dog". As can be seen some Bedford Park residents are experiencing considerable fear of crime, which curtails activity once night has fallen.⁴⁵ Most (13, 68.4%) residents will go into their own yard after dark but as one resident commented, "Yes, but I don't like it." Over half of respondents (10, 52.6%) would not walk to a neighbour's home after dark. However, over one quarter of those surveyed (5, 26.3%) are prisoners in their own homes once night has fallen, choosing not to go outside for any reason even in their own yard. About one third of the respondents were female.⁴⁶

In October 2000 the Bedford Park Residents Association members were asked the same questions, would you:

⁴⁵ It should be noted that those who attended this meeting are not necessarily representatives of all Bedford Park residents.

⁴⁶ Unfortunately the sex and age of respondents cannot be cross analysed with these responses as these questions were not included in the survey.

- Walk through the streets after 6.00 p.m. in the evening? Yes = 10 No = 8
- Go outside in your own yard after dark? Yes = 15 No = 2
- Walk to a neighbour's home after dark? Yes = 14 No = 4

It is interesting to compare the fear of crime questions as they demonstrate a slight reduction in fear of crime over the duration of the project. Walking through the streets after 6.00 p.m. remains similar, and there was a slight increase in the number of residents who go outside in their own yards after dark. There was, however, a relatively large increase (from 9, 47.3% to 14, 73.6%) in the number of residents who would walk to a neighbour's home after dark. This may indicate that the project has reduced resident's fear of crime slightly because residents are more vigilant about observing their local community. Also by October residents may have noted that no further break and enter dwelling crime had occurred in their neighbourhood since the introduction of the project strategies in Bedford Park.

All those present at each of the meetings were offered the opportunity to have a free security audit of their premises conducted by the Crime Prevention Consultant. Security auditing may also assist those residents experiencing significant fear of crime. This problem may be partly addressed if the resident is confident that the security measures in place in the home are sufficient to deter most offenders.

4.5.3 Market Research Resident / Landlord Survey

A phone survey was conducted March 2001 to assess property owner knowledge of security methods and their awareness of the project.

Table 8 summarises the survey responses in relation to each strategy employed in the project.

Table 8: Survey Respondent Awareness of & Involvement in this Project

Strategy	Security audit	Tree Trimming	Security Upgrade \$50 Grant	Sensor light \$50 Grant	ETSA Lighting Upgrade	Letterbox drops/ letters
Aware of the offer	36 (78.2%)	19 (41.3%)	35 (76.1%)	31 (67.4%)	14 (30.4%)	33 (71.7%)
Took up the offer	9 (19.6%)	N/A	2 (4.3%)	5 (10.8%)	N/A	N/A
Unaware of offer	9 (19.6%)	26 (56.5%)	9 (19.6%)	13 (28.3%)	23 (50%)	11 (23.9%)

Of the 46 surveys completed, 36 (78.2%) were aware of the project and 9 (19.6%) of those surveyed took up the offer of a free security audit. The majority of respondents were enthusiastic about the value of the security audit.

Those surveyed were asked if they had noticed that Mitcham Council staff had trimmed the trees in the Bedford Park area, around light poles to increase illumination, and generally to reduce shadows and improve visibility. They were then asked if this change had impacted on their feelings of safety. Nineteen (41.3%) residents / landlords were aware of this, 13 of these respondents stated that this had made them feel safer while 26 (56.5%) residents / landlords were unaware of this change in the local area. Respondents were divided on the need for more tree trimming, eight were in favour of this and while three residents stated that they did not want further tree trimming to occur.

Homeowners were offered \$50 towards their home security if they spent \$100 or more themselves (e.g. to upgrade their security to basic level, ie deadlocks on all doors, or patio bolts on sliding doors, and keyed window locks on all windows). 35 (76.1%) residents / landlords were aware of this offer but did not take up the option as, 26 (56.5%) were satisfied with their current level of security. This satisfaction with home security is questionable as less than half of those surveyed had both keyed window locks on all windows (19, 41.3%) and deadlocks on all doors (29, 63%). Two of those surveyed (4.3%) residents took up the offer of a free security audit and \$50 rebate when they upgraded their security to the basic level, and stated that they felt much safer now. Nine (19.6%) residents/ landlords were unaware of the offer of the \$50 rebate if they upgraded their window and door locks.

Those surveyed were questioned about their knowledge and take up rate of the offer of \$50 towards the installation of a sensor light to reduce the risk of car theft and theft from motor vehicles. 31 (67.4%) residents / landlords were aware of the offer, 5 (10.8%) residents / landlords had installed these lights and received the \$50 rebate while 13 (28.3%) of residents/ landlords were unaware of the offer.

ETSA Utilities upgraded the lighting in the area in January 2001 (e.g. increasing the number of lights and the level of illumination of these lights to bring the lighting in the area up to year 2000 lighting standards). Less than a third of respondents, (14, 30.4%) residents / landlords had noticed that the lighting was upgraded. Twenty-three (50%) residents / landlords were unaware upgrade had occurred. (No response to this question from 9 (19.6%) individuals.) It should be noted that a proportion of those surveyed do not live in the area (landlords) and another segment of this group live on the three main roads surrounding the target area where the lighting did not change.

33 (71.7%) residents / landlords did and 11 (23.9%) residents / landlords did not remember receiving information about the project via letterbox drops or letters over the past year. Those that were unaware of the project probably do not usually read 'junk mail'. However, it is surprising that they did not read the three personally addressed letters to ratepayers in the Bedford Park triangle sent in Mitcham Council envelopes.

Table 9: Home Security as reported by Survey Respondents

Key window locks on all windows	21 no, 19 yes, 4 plan to install them very soon
Dead locks on all doors	11 no, 1 soon, 1 some, 2 on one door, 29 yes
Security door(s) on all doors	11 no, 4 one only, 29 yes
Patio bolt(s) (n/a – not applicable)	25n/a, 10 no, 9 yes
Monitored alarm	37 no, 7 yes
Alarm system (not monitored)	36 no, 8 yes
Dog	31 no, 7 yes
Sensor lighting	16 no, 3 - 1 area only, 25 yes
Other	1 – high gates within 6 in. of carport & extended rear fence to 7 ft. with serrated edge 2 – gates 2 – locked gates 2 – locked roller door 1 – sign for monitored alarm (not installed) 1 – window grills 1 – rods in sliding window cavities 1 – security screens on toilet & bathroom windows

Table 9 demonstrated that 34 (73.9%) residents/landlords considered their current level of security to be sufficient.

Only 4 (8.7%) residents/landlords did not consider this level of security sufficient, while 8 (17.4%) residents/landlords were interested in having the crime prevention consultant visit their homes. This was arranged and security audits were conducted for these individuals. Table 9 shows that of the 46 residents / landlords surveyed only 19 (41.3%) had keyed window locks on all windows. Twenty-nine (63%) had deadlocks on all doors. The door is considered to be an important lock to secure with a deadlock, by the majority of respondents. They are correct in that view, however at least 10 of these homes do not have keyed window locks in combination with the deadlocks. This can be a costly mistake, as shown in Table 3 where offenders in half (50%) of the break and enter crimes in the Bedford Park triangle in the past year gained entry through a window. Twenty five (54.3%) residents / landlords had installed security lighting around their homes, five (10.8%) of these people had installed a security or sensor light after receiving an incentive grant of \$50 to do so. Interestingly, a relatively high number of residents (15, 32.6%) had an alarm, and 7 (15.2%) of these alarms were monitored.

Given the high number of house break crimes that have occurred in the area over the recent past, anecdotal evidence suggests (through talking to residents who have undertaken security audits) that in the shock phase just after a break in occurs residents are likely to install an alarm or other high cost security items. Hopefully, the information provided during this project will encourage residents to install keyed window locks and deadlocks should they be motivated to upgrade their security by a similar event in the future.

Table 10: Respondent Rating of Crime in the Bedford Park Triangle

No. of homeowners	Scale rating
5 (10.9%)	n/a
3 (6.5%)	1
7 (15.2%)	2
8 (17.4%)	3
1 (2.2%)	4
9 (19.6%)	5
2 (4.3%)	6
3 (6.5%)	7
2 (4.3%)	8
4 (8.7%)	9

On a ten-point scale: '1' represents 'no problem' and '10' represents 'an extreme problem', indicate the how much of an issue crime is in your neighbourhood?

Table 10 shows respondent rating of crime on a ten-point scale. As can be seen no one rated crime as an extreme problem, however 10 property owners (21.7%) considered crime to be a very serious problem rating it between 7 and 9. Twelve property owners (26.1%) rated the crime problem between 4 and 6. While 18 (39.1%) property owners were not concerned at all or had very little concern about crime. It should be noted that about one

third (6) of those who were unconcerned about crime in the area were landlords, who did not live in the area. Sex of respondent made no significant difference to their reported rating of crime in area.

Residents were asked if their perception of crime influenced their choice of activities in and around their neighbourhood. They were asked if they would:

walk through the streets in the evening?	10 = Yes	16 = No
walk to a neighbour's home after dark?	18 = Yes	8 = No
go outside in your own yard after dark?	21 = Yes	5 = No

(Responses were received from only 26 residents.)

As can be seen, most property owners were concerned enough about crime to curtail their activities in the streets of their neighbourhood. However they would still go out into their own yard or to a neighbour's home after dark. Female respondents were more likely (n=15, 57.7%) to choose not to walk through the streets in the evening than men.

4.5.4 Demographic Information

Demographic data revealed that 20 (43.5%) of residents had lived in (or owned a property in) the area for 15 years or more. Eleven (23.9%) respondents had lived in (or owned a property in) the area for 5 years or less. Thirteen (28.3%) residents or landlords had owned property in the area for between 5 and 15 years.

Over half of the residents / landlords surveyed were working 24 (52.2%). Retired persons made up the next largest group (13, 28.3%). One student (2.2%), four home duties (8.7%) and two other (4.3%) made up the rest of the respondents.

Only two (4.3%) respondents were aged 30 or under. Fifteen (32.6%) were aged between 31 and 50. Eleven (23.9%) were aged between 51 and 60. Sixteen (34.8%) were over 61 years of age. Exactly half of the respondents were male.

4.5.5 Summary

The aim to increase the knowledge of residents of ways to increase the security of their homes was achieved through information provided at a number of levels:

- Public meetings
- Letterbox drops
- Personally addressed mail
- Security audit face to face meetings
- Security audit reports

Owner-occupiers, landlords and rental residents had a wide range of opportunities to increase their knowledge of how to ensure that their homes were secure. The market research survey was a strong indicator of the success of the project in achieving this aim. Respondents had a strong awareness of the project. The results of the survey indicate that the Crime Prevention Consultant has had direct contact with a least one fifth of the sample (9, 19.6%).

Over half of the respondents (26, 56.5%) stated that they were satisfied with their current level of security which is surprising given that a maximum of 19 respondents (41.3%) have achieved the basic level of security (deadlocks on all external doors, keyed window locks on all windows, and patio bolts on sliding doors). Several individuals stated that they planned

to upgrade their security but hadn't got around to it yet. This type of statement typifies the apathy with which Bedford Park triangle residents in general viewed security at the beginning of the project. However the project was successful in raising security issues as a priority for a proportion of local residents as demonstrated by the number of individuals who took up the offer of a free security audit and upgraded their security (see page 38 of this report).

4.6 Victim Support

Primary Aim: *To provide support to the victims of break and enter through referral to a partnership agency.*

This project had no contact with victims of break and enter crime who wished to access support or assistance from the Victims of Crime Counselling Service (VCC). All community members who took up the offer of a security audit were provided with a security audit report that provided information about the VCC. Although several of those who took up the offer of a security audit were recent victims of crime, none of them seemed to be distressed about this fact. In fact there appeared to be a feeling of resignation about crime, and its likely impact on life. Therefore although victims were made aware of the VOC service they did not appear to be interested in this service at this time. However they may choose to use the VOC service at a later date, as they are now (if not before) aware of its existence.

4.7 Agency Involvement

Primary Aim: *Provide information to relevant groups to assist in the prevention of 'hot spots' of break and enter dwelling offences*

The committee membership included Neighbourhood Watch, South Australia Housing Trust, SA Police, University Security Personnel, and a Business member of the Safety House Association and Mitcham Council. Each of these groups was made strongly aware of the factors (including Crime Prevention through Environmental Design issues, land use, and community profile, and the tenancy / owner occupier ratio) that came together to cause the Bedford Park area to become a break and enter crime 'hot spot'. These groups were able to take this information back to their organisation and share it with co-workers. These same working party members became quite adept in their knowledge of Crime Prevention through Environmental Design principles and aspects of a dwelling, which make it more susceptible to break and enter crime than others. This information was readily shared with others and assisting each organisation with capable representatives who could assist in the future prevention of this particular type of 'hot spot'.

5. SUMMARY AND DISCUSSION

As can be seen from the range of evaluation data collected, the Bedford Park Pilot project was successful in educating the public about ways in which to secure their home against break and enter crime.

The Modus Operandi information suggested that residents were becoming more security conscious about their premises and that the locally based offenders were aware of this focus on break and enters dwelling crime. Break and enter dwelling crime stopped completely from April to November 2000, a significant impact in a previous 'hot spot' zone. As the project progressed the working party became aware of the upward trend in motor vehicle crime in the area. It is suggested that local offenders may have found that break and enter dwelling crime was no longer an easy option. Such individuals may have then turned to larceny from motor vehicles and theft of motor vehicles in the 'hot spot' zone. Community education through letterbox drops and letters to owner-occupiers and landlords and placed increased emphasis on reducing the vulnerability of motor vehicles through:

- removing valuables,
- parking off the road preferably in drive ways, and
- the provision of the incentive grant of \$50 to residents who installed security lighting in the area where their motor vehicle was parked (taken up by eleven residents).

However, residents and the visitors to the area, in many cases, did not change their behaviour and motor vehicle crime continued until ETSA Utilities upgraded the lighting in January 2001 from 1960 to 2000 standards.

Several factors are critical to the success of a break and enter prevention program that concentrates on a 'hot spot' zone. These are:

- The motivation of the resident population to address crime prevention issues.
- The financial ability of residents to take up security improvement ideas. Some of the residents of the 'hot spot' zone were unable to make the initial outlay in order to benefit from the \$50 grant.
- The ratio of owner-occupiers to rental properties in the region. Those in rental accommodation are usually unwilling or unable to take up security improvement ideas. Landlords are often unwilling to spend money on rental properties.
- The size of the region. It appears to be more successful to concentrate attention on an area of a manageable size for one Crime Prevention worker to service. The Bedford Park triangle had approximately 200 homes in it and was geographically suitable as it is contained between three main roads.
- The physical layout and design of the suburb and houses. If the area has predominantly high closed fences (which residents are unlikely to change), and few factors which can be changed to reduce vulnerability to crime (eg good lighting, good utilisation of open space) there may be little that can be done to reduce its status as a break and enter dwelling 'hot spot' zone.
- The motivation of locally based offenders and the ability of the strategies to manipulate their offending behaviour. The intention is that the strategies educate the public to make their property more difficult targets for the offender. In addition the strategies should influence offenders to choose not to offend in this area because residents have implemented measures, which increase the difficulty of committing a crime.

Given that break and enter dwelling crime generally occurs during daylight hours factors to increase activity generation in locations within and near the 'hot spot' zone may impact positively. The 'hot spot' zone is surrounded by playing fields (Women's Memorial Playing

Fields and the Flinders University Oval). If these ovals could be used by local schools or other groups (keep fit classes for local residents perhaps) during the day on week days, when they are currently empty, the area would become safer for a number of reasons. There would be increased opportunities for surveillance for the 'hot spot' zone generally, and in particular for the homes which are opposite these playing fields. There would also be an increased feeling of local community and local ownership of the area.

The community in general requires education about the need to take care in and around the home during the day. Many residents believe themselves to be safe from crime during the day and do not lock their front or back doors or windows when at home. It would be useful to conduct a community education program to encourage people to reduce their vulnerability to break and enter crime during daylight hours by locking up when at home and closing garage doors when the go out for fifteen minutes, etc.

As discussed in the literature review the formation of crime 'hot spots' can be built into the planning process for government agencies in relation to housing, land use zoning, transportation planning and infrastructure. Factors which influence their formation include the built environment, existing laws, policies at Local and State Government levels, basic land use development, transportation, marketing and social and economic conditions. Generally, these factors should be considered in conjunction with normal movement patterns, the distribution of crime generators and crime attractors, and the situational characteristics of a location. This subject has only been touched upon in this report and would provide a useful topic for future research.

The trial was not without difficulties, but those encountered were not insurmountable. The most common cause of problems was the apathy of residents to a trial of crime prevention ideas that could be beneficial to them. When this became apparent incentive grants were used to stimulate the interest of residents in upgrading their security to at least the basic level (deadlocks on all doors, patio bolts on sliding doors and keyed window locks on all windows). Another issue of concern was the fact that the Neighbourhood Watch personnel who conducted several of the letterbox drops made the decision not to deliver pamphlets to the flats in the region (due to poor response from people who live in the flats in the region in the past). This was done without consulting with the Crime Prevention Consultant. This meant that much of the educational information provided to the residents had not got to those in rental accommodation. To compensate for this additional letterbox drops of information were provided to this group, via a paid delivery person, for the remainder of the project.

One of the major benefits of the 'hot spot' break and enter prevention concept was the increased quality of partnership between the Crime Prevention Consultant, the police, Council horticultural staff, Neighbourhood Watch, South Australia Housing Trust, University personnel and other relevant groups. The representatives from these organisations worked well together to resolve issues within the 'hot spot' zone. These relationships will continue in many cases. For example the University security representative and the Neighbourhood Watch coordinator will continue to meet on occasion and to assist each other with information sharing on security issues which affect the Bedford Park triangle. In addition both these individuals built up a good rapport with the Police Community Liaison Officer. Since then the University security representative has had involvement in a joint Police, Crime Prevention project – Operation Counterpunch.

6. CONCLUSIONS

The 'hot spot' break and enter prevention concept was trialled using a small geographically isolated suburban area of Mitcham Local Government Area. This report addresses the use of the 'hot spot' break and enter crime prevention strategies within the framework of seven aims. Positive results were achieved for each of the seven aims.

Offenders have been attracted to the Bedford Park 'hot spot' zone to commit crimes, both break and enter dwelling and motor vehicle crime. Potential reasons for this concentration of crime in time and space are varied but it is likely that a very significant factor is that houses and flats are empty and available for crime while residents are at the University, their work places or otherwise occupied. In addition, large numbers of vehicles were parked in the streets of the 'hot spot' zone for long term parking while students attend University (particularly night functions at the University) or people went to work. These vehicles were available for larceny from and theft of motor vehicle crime. In addition, the 'hot spot' zone is geographically isolated from nearby suburbs by the three main roads, which surround it. People only enter the area if they live there, to park, or to visit residents. This means that the streets are often deserted during the day. Offenders may live in the area (police indicate that this is the case) or enter the area via public transport on each of the three main roads around the 'hot spot' zone.

The 'hot spot' zone is perfect for crime as it offers many entrances and escape routes. The lack of community feeling, poor lighting and deserted feel to the area add to the feeling that crime could be drawn to the 'hot spot' zone. The high number of rental properties had over time given a dishevelled quality to the front yards and streetscape. Wilson and Kelling (1982), who developed the broken window theory, suggest that a disorderly environment attracts crime to it. The Mitcham council tree trimming and general tidying up of verges and footpaths improved the look of the area and encouraged residents to tidy up their own yards. This project has made inroads into changing the community tolerance for crime, informing them of ways to reduce their vulnerability. It has provided strategies to reduce opportunities for criminal behaviour through community education and the upgrading of street lighting and has asked residents to take responsibility for watching their neighbours homes and motor vehicles. These factors have combined to remove 'hot spot' status from the Bedford Park triangle.

The pattern of crime over the trial period suggests that a group of offenders possibly residents of the Bedford Park triangle or the friends of residents of this area are working together. Several groups of offences support this theory. For example, five motor vehicle related offences occurred within a two-day period in June on Burbank Ave. This would also support the displacement of break and enter dwelling crime with motor vehicle related offences when strategies put in place by this project made house break crime more difficult. The project was extremely successful in reducing break and enter house offences. There were no break and enter offences in the period April – November 2000. During this time criminal behaviour in the 'hot spot' zone shifted to motor vehicle offences (there were 20 motor vehicle offences in the months April – December 2000). Five of the larceny from motor vehicle offences occurred in June 2000 (soon after the project began its focus on break and enter offences), the other six occurred in the months of May, August, September and November.

CARS⁴⁷ data demonstrated that the Bedford Park study area was a 'hot spot' for car theft as well as for break and enter dwelling crime (see section 4.1.3 and 4.1.4 of this report). A pattern of one vehicle theft per month on average had developed in the Bedford Park area

⁴⁷ Information provided by Paul Thomas, Director of the National CARS Project

over the previous twelve-month period. However on 4 January 2001 the lighting was upgraded significantly by ETSA Utilities from 1960s standards to 2000 standards.

Prior to this the internal suburban streets of the 'hot spot' zone were very dark. Another initiative of this project was to provide an incentive (\$50 grant) for residents to install security lights in their driveways on where ever they park their vehicles. These facts appear to have combined to stop all motor vehicle crime (larceny from, damage to and illegal use of motor vehicles in the area) in January, February and March and April 2001. The impact of lighting on the availability of motor vehicle targets stopped all crime in the 'hot spot' zone for three weeks. In the last week of January however (also the last week of school holidays) the offenders chose to return to housebreak offending possibly because motor vehicle offending had become too difficult. Three offences occurred within five days in January 2001. A break of nine weeks elapsed before a further two housebreaks occurred over two days in April 2001. There was also one offence in late December 2000.

A total of six break and enter dwelling crimes occurred in the Bedford Park Triangle for the twelve month period. This is a 74% reduction in this crime type in comparison to the 23 incidents of this type, which occurred in the 1999 calendar year. This is an excellent result for the trial and it will be interesting to assess the longer-term effect of these strategies. As many home owners have upgraded the security of their homes and increased their awareness of ways to reduce their vulnerability to house break and motor vehicle related crime the effect should be enduring.

The implemented strategies were effective in removing the 'hot spot' status from the Bedford Park triangle and providing the residents with the information they needed to reduce the impact of break and enter crime in their neighbourhood. The results of the initial trial of this concept demonstrate the impact that such strategies can have on criminal behaviour in a 'hot spot' zone. Therefore demonstrating the need for further testing of this method of addressing break and enter dwelling crime in other 'hot spot' zones.

7. RECOMMENDATIONS

It is recommended that:

- The 'hot spot' break and enter prevention concepts be trialled in another location with different socio-economic conditions to determine if similar impact can be made there.
- The 'hot spot' break and enter prevention concepts be trialled in another location of similar size and a geographic layout with less defined boundaries to determine if these strategies are successful in such locations.
- The 'hot spot' break and enter prevention concepts be trialled in an area with a lower ratio of rental properties to owner occupied properties to determine if owner occupiers are more likely to participate in crime prevention initiatives to reduce break and enter crime than landlords or renting residents.
- The key results of this trial are provided to the residents, landlords and owner-occupiers of the target area.
- The results of this study are brought to the attention of the overseeing bodies of the Flinders University Oval and the Women's Memorial Playing fields.
- These groups asked to work with the Crime Prevention Consultant to increase the range of activities at their recreation sites to reduce opportunities for crime in the adjacent suburb and to increase the sense of community for local residents.
- A community education program is developed to enhance community safety during the day to encourage people to reduce their vulnerability to break and enter crime during daylight hours (eg. lock the home while at home during the day).
- Timing of the last bus is brought into line with closure of events held at the Flinders University to reduce theft of motor vehicles as a form of transport home from such events. This could be achieved through offering a further bus after closing hours, announcing the last bus at the venue, or reducing the licence time to finish just prior to the last bus leaving.
- Future research is conducted into how a 'hot spot' area develops through overlaying risk factors and crime statistics.

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BREAK AND ENTER PROJECT WORKING GROUP

Senior Constable Kerry Malyon	SAPOL, Sturt Division
Constable Grant Topham	SAPOL, Sturt Division
Jennifer West	Cities of Mitcham and Unley Crime Prevention Consultant
Anna Vallejo	City of Mitcham
Barbara Coligan	City of Mitcham
John Arthur	Neighbourhood Watch, Bedford Park
Ian Carter	Flinders University Security
Janet Combridge	SAHT Housing Support Worker
Jean McCormick	Local Safety House Business Representative – Respite Carer's Association

MITCHAM AND UNLEY CRIME PREVENTION COMMITTEE MEMBERSHIP

David Watts	Drug and Alcohol Services Council Committee Chairperson
Cr Nannette Lawson	City of Mitcham
Cr Robert Birnie	City of Unley
Anna Vallejo	City of Mitcham
Helen Hoare	City of Unley
Jennifer West	Cities of Mitcham and Unley Crime Prevention Consultant
Raylene Walker	Department for Correctional Services
Terry Tierney	Principal, Urbrae High School
Colin Sinclair	Safety House Association of SA Inc.
Constable Grant Topham	SAPOL, Sturt Division Neighbourhood Watch
Brian Forgan	Family and Youth Services
Robert Saunders	Blackwood Business Network

SUMMARY OF PROCESS SURVEY OF WORKING PARTY MEMBERS

Note: A survey of the working party process was undertaken at the final meeting of the Break and Enter Working Party meeting in April 2001. The following is a list of the questions and the responses from working party members.

To assist us with planning and implementing the next break and enter hot spot pilot project it would be useful to examine the process by which this project was undertaken and to discover if anything could have been done in a different way to improve outcomes.

1. Project Planning

Please comment on the planning process and if you feel you had adequate involvement in that process:

“Planning was comprehensive, well thought out, based on data that informed on achievable outcomes. As a committee member I had excellent opportunity for input.”

“I was given adequate opportunity to be involved and my input was only limited by my own time limitations.”

“I personally had adequate input in the process.”

How would you increase partnership involvement in that planning process?

“This is only limited by the peoples desire to partake. Finding willing participants is the biggest problem.”

“Opportunities can be provided. It is often up to the agency to commit the time and energy to participate freely. Perhaps address this issue at the beginning about expectations.”

2. Strategies

A number of crime prevention strategies have been put in place in the Bedford Park area.

Strategy One: All residents were offered the opportunity to have a free home security audit and security audit report completed by the Crime Prevention Consultant

Do you think this was adequately publicised? YES (3) NO (1)

If no, how would you have changed the marketing process?

“Ask for volunteers to door knock the promotion.”

“Sometimes it is difficult to obtain access to a persons home. They may have something to hide, maybe just too untidy and embarrassed.”

“Could also consider free promotion in the local messenger press via an article or feature (liaise with a local reporter).”

Please comment on this strategy:

“There is nothing quite like the personal touch.”

“None the less target exceeded with multiple mail outs. Could evaluate cost of mail out compares with other approaches.”

Strategy Two: Mitcham Council staff trimmed the trees in the Bedford Park area, around light poles to increase illumination and generally to reduce shadows and improve visibility

Were you aware of this?

YES (4)

NO (-)

Please comment on this strategy:

“Should be more of it, some streets are badly affected in this way.”

“This is a correct procedure. Our streets through all councils suffer through planting of inappropriate shrubs and trees by landholders. They plant trees that have large root systems and low foliage. Councils should have by laws to remove such plants if necessary.”

“A good start to the project, probably one of the most important strategies.”

“Peoples feeling or perception of safety is as important as other strategy outcomes.”

Strategy Three: Homeowners and landlords were offered \$50 towards their home security if they spent \$100 or more themselves (e.g. to upgrade their security to basic level i.e. deadlocks on all doors, or patio bolts on sliding doors, and keyed window locks on all windows).

Were you aware of this?

YES (4)

NO (-)

Please comment on this strategy:

“This was a generous strategy and a real saving to home owners, particularly the elderly and those persons who have fear.”

“People often suspicious of ‘something in writing’ probably unnecessarily.” (\$50 incentives offers were sent to residents via post)

Strategy Four: Homeowners and landlords were offered \$50 towards the installation of a sensor light to reduce the risk of car theft and theft from motor vehicles.

Were you aware of this?

YES (4)

NO

Please comment on this strategy:

“An excellent strategy, makes the robber / thief uncertain of their circumstances – places doubt in their mind.”

Strategy Five: ETSA upgraded the lighting in the area (e.g. increasing the number of lights and the level of illumination of these lights to bring the lighting in the area up to year 2000 lighting standards).

1. Were you aware that the lighting was upgraded? YES (4) NO

Please comment on this strategy:

"Excellent action."

"I inspected the area both before and after the work was completed. The streets and pathways now have clearer vision."

"A good initiative."

2. The project was assisted greatly by the delivery of information about the project via letterbox drops by Neighbourhood Watch members and Flinders University security personnel over the past year.

Do you think this was a good use of resources? YES (4) NO

Would you recommend this as a reliable method of getting information to residents?
Please comment:

"Yes, pity we couldn't get more volunteers from the community and use them as suggested above."

"Whilst the group is not large in this area, home owners can relate to the work they are doing and the name is well established and associated with the SA Police Force, increasing credibility."

"Yes, but need assurance that deliveries achieved as requested, otherwise it is a false economy."

"Relatively inexpensive (free!!) as good as any method."

3. Did you attend the Neighbourhood Watch Meeting on 12th April, 2000 or the Bedford Park Resident Association Meeting where the Pilot Project was discussed?

YES (2) NO (2)

What could be done to improve the public response to projects such as this (i.e. to improve attendance of public meetings and to encourage take up of incentives and therefore increased response to the need for security upgrade). Please comment.

"A hard question. It is very much up to the existing volunteers to try and extend public involvement. Letter box drops bring only limited success."

"Perhaps a letter on council letterhead in an envelope is more successful than a leaflet as much of this is disposed of before reading."

"Don't know."

Security Issues

4. One of the project aims was to encourage residents to upgrade the security of their homes to reduce their vulnerability to housebreak crime. Do you have any ideas on how this could be better achieved in the second pilot project? Please comment.

“Perhaps put out a flyer giving all the options, deals and discounts at once. Show costing examples of completing the work in stages.”

“Possibly need to emphasise the importance of having their homes secure to validate their home and contents insurance.”

- 5 Do you have any further comments on this crime prevention project?

“We probably could promote what has been done more and I will do so in our next Neighbourhood Watch Newsletter.”

**On behalf of
The Unley and Mitcham Crime Prevention Committee
I THANK YOU FOR YOUR TIME AND COMMENTS**

- If YES, did you take up the offer? YES NO
- Did the information provided in the security audit report assist you in securing your home? YES NO

Please comment:

.....

- If you were aware of this offer but did not take it up could you give your reasons?

I am satisfied with my current level of security YES NO

I did not trust the offer YES NO

Other (please specify)

.....

.....

Strategy Two:

Mitcham Council staff trimmed the trees in the Bedford Park area, around light poles to increase illumination and generally to reduce shadows and improve visibility.

- Were you aware of this? YES NO
- If YES, does it make you feel safer? YES NO
- If NO, would you like to see more tree trimming? YES NO

- Please specify areas which require attention:
.....
.....

- It is anticipated that further tree trimming will occur in February/March 2001.

Strategy Three:

Homeowners and landlords were offered \$50 towards their home security if they spent \$100 or more themselves (e.g. to upgrade their security to basic level i.e. deadlocks on all doors, or patio bolts on sliding doors, and keyed window locks on all windows).

- Were you aware of this? YES NO
- IF NO, go to strategy three
- If YES, did you take up the offer? YES NO
- Do you feel safer now that you have deadlocks on all your doors (or patio bolts on sliding doors) and keyed window locks on all your windows YES NO

Please comment:

.....

- If you did not take up the offer could you specify why?
I am satisfied with my current level of security YES NO
I did not trust the offer YES NO
I planned to but did not get around to it (tell them it is still available) YES NO
I did not have the \$100 available to spend on security at the time YES NO

Other (please specify)
.....

Strategy Four:

Home owners and landlords were offered a \$50 towards the installation of a sensor light to reduce the risk of car theft and theft from motor vehicles.

- Were you aware of this? YES NO
- If NO, go to strategy five
- If YES, did you take up the offer? YES NO
- Do you feel safer with this additional sensor lighting YES NO

Please comment:
.....

- If NO, why did you choose not to take up the offer?
 - I am satisfied with my current level of security YES NO
 - I did not trust the offer YES NO
 - I planned to but did not get around to it (tell them it is still available) YES NO

Other (please specify):
.....

Strategy Five:

ETSA upgraded the lighting in the area (eg increasing the number of lights and the level of illumination of these lights to bring the lighting in the area up to year 2000 lighting standards).

- Were you aware that the lighting was upgraded YES NO
- If YES, when do you think the upgrade occurred (early Jan)
- If YES, do you feel safer now YES NO
- If YES, do you have any comments about the lighting upgrade:

.....
.....

Do you remember receiving information about the project via letterbox drops over the past year? YES NO

Did you attend the Neighbourhood Watch Meeting on April 12th 2000 where Jennifer West spoke about the Pilot Project? YES NO

or

the Bedford Park Residents Association meeting on October 11th where Jennifer West spoke about the Pilot Project? YES NO

Security Issues

1. Which of the following security measures have you got installed in your home (tick as many of the following that apply to your situation):

KEYED WINDOW LOCKS	
DEAD LOCKS	
SECURITY DOOR(S)	
PATIO BOLT(S)	
MONITORED ALARM	
ALARM SYSTEM (NOT MONITORED)	
DOG (BEWARE OF THE DOG SIGN)	
SENSOR LIGHTING	
OTHER (PLEASE SPECIFY)	
OTHER (PLEASE SPECIFY)	
NONE OF THESE	

Do you consider that this level of security is sufficient? YES NO

If NO, would you like to have the crime prevention consultant visit you to advise you on ways to upgrade your security (this is a free service offered by the Council)
 YES NO

Name Phone 8.....

Address..... Bedford Park SA 5042

On a ten point scale where '1' represents 'no problem' and '10' represents 'an extreme problem', can you please indicate the how much of a problem crime is in your neighbourhood?

1 2 3 4 5 6 7 8 9 10

No problem Extreme problem

2. Does your perception of crime influence your choice of activities in and around your neighbourhood?

For example, in your neighbourhood would you:

- Walk through the streets after 6pm in the evening? YES NO
- Walk to a neighbour's home after dark? YES NO
- Go outside in your own yard after dark? YES NO

Demographic Information

1. How long have you lived at this address / owned the property?

Less than three months	
3 to 6 months	
6 to 12 months	
1 to 2 years	
2 to 5 years	
5 to 10 years	
10 to 15 years	
15 years or more	

2. Which of the following categories most closely matches your situation?

Working full time	
Working part time	
Working on a casual basis	
Looking for work	
Retired	
Student	
Home duties	
Other (please specify)	

3. Which of the following age categories do you fall into?

20 or under 21 – 30 31 – 40 41 – 50 51 – 60 61 – 70 71+

4. Male Female (interviewer to complete)

5. Do you have any further comments on crime in the local community?

.....

.....

.....

.....

**On behalf of
The Unley and Mitcham Crime Prevention Committee
I THANK YOU FOR YOUR TIME AND COMMENTS**

**PHONE SURVEY RESULTS
MARCH, 2001
BEDFORD PARK BREAK and ENTER CRIME PREVENTION PROJECT**

Completed 46 resident surveys from 5/03/01 – 21/03/01 (2 surveys incomplete)

13 additional residents contacted but did not wish to participate in the survey
(5 citing inability to understand English)

Two distinct residential areas within surveyed region:

Main roads surrounding triangle being South Road and Shepherd's Hill Road:
Owner Occupier - 10
Landlord - 7

Inner suburban streets in triangle including Burbank Ave, Kelvin Road and Edison Road:

- (a) Owner Occupier - 17
- (b) Landlord - 11

Total Results of the survey are presented below. Following this are the results for the owner occupier segment of the survey, and the responses from landlords.

Strategy One:

All residents / landlords were offered the opportunity to have a free home security audit and security audit report completed by the Crime Prevention Consultant

36 residents / landlords knew about the offer of a security audit but did not take it up because:

- **20** were satisfied with their current level of security
- **2** did not get around to it
- **1** not into that sort of thing
- **1** previously had B Colligan from Community Services look over property
- **1** did not fully understand the offer

9 residents / landlords took up the offer and found the information provided in the security report assisted them in securing their home, and commented:

- Already had premises fairly secure, some good suggestions.
- Made some simple changes and working on security "hopper" windows. B Colligan came out & was extremely helpful
- Received pointers on what to do, all in black & white. Commonsense. Already had premises quite secure.
- Main recommendation to install sensor light as landlord had previously updated window and door locks when purchased property in 1999.
- Report completed approx 1 year ago. Followed report closely and implemented majority of suggestions.
- Updated deadlocks and installed locked side gate.
- Reasonable suggestions, pointed out locks etc that were necessary to secure premises. Great initiative would imagine crime rate would be substantially reduced.

- Mainly basic common-sense information regarding locks et but still very handy.
- Resident became agitated as he already had someone come out.
- Too expensive.

9 residents / landlords were not aware of the offer.

Strategy Two:

Mitcham Council staff trimmed the trees in the Bedford Park area, around light poles to increase illumination, and generally to reduce shadows and improve visibility

19 residents / landlords were aware of this:

- 13 said it made them feel safer
- 1 did not wish to continue with survey (or have someone call back later)
- 2 landlords were aware of this but could not comment on safety
- 3 did not feel safer
- 1 would like to see more trimming of trees

26 residents / landlords were unaware of this:

- 8 would like to see more tree trimming
- 3 would not like to see more tree trimming
- 8 landlords were unaware of this as they do not reside in the area
- 7 landlords owned premises on main roads, not applicable as tree trimming regularly occurs

Strategy Three:

Homeowners & Landlords were offered \$50 towards their home security if they spent \$100 or more themselves (e.g. to upgrade their security to basic level, i.e. deadlocks on all doors, or patio bolts on sliding doors, and keyed window locks on all windows). Note now only 44 participants.

35 residents / landlords were aware of this offer but did not take up the option as:

- 26 were satisfied with their current level of security
(1 had recently installed, advised basic security level needed to recoup \$50)
(1 commented that they thought it was a good initiative from the council)
- 3 cost a great deal more than \$100 to update security
- 1 too expensive when Council arranged installation. Home owner to install himself.
- 1 J West still working on window situation
- 1 did not have the \$100 available to spend on security at the time
- 1 installed dead locks only and did not keep receipts

2 residents took up the offer:

- stated felt much safer (very appreciative of Council's assistance)

9 residents / landlords were unaware of the offer

Strategy Four:

Homeowners / Landlords were offered \$50 towards the installation of a sensor light to reduce the risk of car theft and theft from motor vehicles

31 residents / landlords were aware of the offer.

26 did not take up the offer as:

- 17 they were satisfied with their current level of security

- \$50 was insufficient incentive to cover costs
- 1 just installed (advised to take up with J West when residence audited)
- 1 planning to do it 17th/18th March
- 2 planned to get around to it
- 1 electrician advised that tree movement around lighting would trigger sensor too often
- 1 advised by Council not included in project area

5 residents / landlords took up the offer

- 2 felt safer with additional sensor lighting
- 1 felt much safer as front of house and driveway well lit
- 1 area was very dark now greatly improved
- 1 increased safety for residents, particularly in the winter months

13 residents / landlords were unaware of the offer

Strategy Five:

ETSA upgraded the lighting in the area (e.g. increasing the number of lights and the level of illumination of these lights to bring the lighting in the area up to year 2000 lighting standards)

14 residents / landlords were aware that the lighting was upgraded:

- 12 guessed upgrade occurred: 2 had no idea – anywhere from 6 months ago, last year, after Christmas, January, few months and 8 weeks ago
- 9 agreed that they felt safer now, 3 mentioned lot brighter lighting
- 3 did not feel safer with upgrade

23 residents / landlords were unaware upgrade had occurred

15 residents / landlords on main road, strategy not applicable as lighting unchanged

33 residents / landlords did and 11 residents / landlords did not remember receiving information about the project via letterbox drops over the past year.

1 of the residents / landlords attended the Neighbourhood Watch Meeting on April 12th 2000 or The Bedford Park Residents Association meeting on October 11th where Jennifer West spoke about the Pilot Project.

Security Issues:

Security measures installed in premises:	
Key window locks on all windows	21 no, 1 soon, 1 all except one, 2 some, 19 yes
Dead locks on all doors	11 no, 1 soon, 1 some, 2 on one door, 29 yes
Security door(s) on all doors	11 no, 4 one only, 29 yes
Patio bolt(s) (n/a – not applicable)	25n/a, 10 no, 9 yes
Monitored alarm	37 no, 7 yes
Alarm system (not monitored)	36 no, 8 yes
Dog	31 no, 7 yes
Sensor lighting	16 no, 3 – 1 area only, 25 yes
Other	1 – cats 1 – high gates within 6in of carport & extended rear fence to 7ft with serrated edge 2 – gates 2 – locked gates

Security measures installed in premises:

	2 – locked roller door 1 – sign for monitored alarm (not installed) 1 – window grills 1 – rods in sliding window cavities 1 – security screens on toilet & bathroom windows
--	---

34 residents / landlords considered this level of security sufficient. 1 will be soon.

4 residents/landlords did not consider this level of security sufficient.

8 residents/landlords were interested in having the crime prevention consultant visit their homes.

On a ten-point scale: ‘1’ represents ‘no problem’ and ‘10’ represents ‘an extreme problem’, indicate the how much of an issue crime is in your neighbourhood?

<u>No. of homeowners</u>	<u>Scale rating No.</u>
5	n/a
3	1
7	2
8	3
1	4
9	5
2	6
3	7
2	8
4	9

Does your perception of crime influence your choice of activities in and around your neighbourhood? Would you:

Walk through the streets in the evening?	10 Yes	16 No
Walk to a neighbour’s home after dark?	18 Yes	8 No
Go outside in your own yard after dark?	21 Yes	5 No

(Responses received from 26 residents only)

Demographic Information:

1. How long have you lived at this address?

	No. of Residents/landlords
Less than three months	0
3 to 6 months	1
6 to 12 months	0
1 to 2 years	2
2 to 5 years	8
5 to 10 years	8
10 to 15 years	5
15 years or more	20

2. Which of the following categories most closely matches your situation?

	No. of Residents / landlords
Working full time	16
Working part time	6
Working on a casual basis	2
Looking for work	
Retired	13
Student	1
Home duties	4
Other - on sick leave	1
- self employed	1

3. Which of the following age categories do you fall into?

1	1	7	8	11	8	8
20 or under	21 – 30	31 – 40	41 – 50	51 – 60	61 – 70	71+

4. Residents / landlords surveyed:

Males = 22 Females = 22

5. Further comments on crime in the local community

- Break-ins happen no matter where you live. Not overly concerned; feel safe.
- One particular household causing problems in Burbank St, to the extent that residents have sold & are selling to remove their families from the disturbances & influences of this one family
- Feels very threatened by one particular family in neighbourhood after youths threw rock into house window. Police were called and youths expected to pay for damages (only portion received so far).
- House across the road in Burbank St burgled last week
- A few months ago very concerned about a group of youths “hanging” around neighbourhood seem to have gone now.
- Noticed dramatic change in the past 10 years, many residents sold as neighbourhood changed. Many elderly residents in Kelvin Street but never see them out and about. Concern regarding the university students parking, street changed to *NO PARKING*, students now very abusive and drive fast in street. Love the trees, but need to be pruned more often, not just near lights but lower branches as well.
- Live in downstairs unit of block of 6.
- Owner lives across the road from a park that causes concern in late evening/early morning congregation of teenagers. Numerous car break-ins reported by neighbours. Feel a sensible common-sense approach to household security is best.
- Have noticed in the past 18 months drop in car break-ins in the street. Resident still feels vulnerable, does not walk streets even during daytime, drive everywhere. Does not open front door to anyone after dark, other than neighbour.
- As burgled a couple of months ago, very aware of security issues, always attending to house making it looked lived in, e.g. lights, TV on, disconnect doorbell, etc.
- Very appreciative of council's efforts towards making area more secure, feels as if “robbers” will think twice before coming into “our” neighbourhood.
- Feel quite safe.

- Have not encountered many problems in area, own unit on top floor, could help.
- Last month neighbour in Edison Street broken into during daytime.
- Need to employ more police and have longer jail sentences for criminals. Very passionate about crime. Feels this area has been a high crime area for years and years. Believes the “project” was not successful.
- Living on a main road you do not come across crime very much but very aware that Burbank Avenue has been encountering lots of problems Graffiti rife in area – particularly along the main road. Perhaps assistance could be provided by way of anti-graffiti sealer/paint for residents.
- Main problem – graffiti, but break-ins not an issue as work from home.
- No problems in area as numerous number of no through roads eliminating burglar escape routes. Also feels that the hilly areas deter burglars.
- Do not see crime as a problem in the area (2).
- Realises that crime is increasing but has not affected them – spouse works from home. Perhaps there are too many rental properties in area, can this be restricted? Some houses have 4-6 tenants (usually students) to split \$240 weekly rental.
- Very very concerned about own personal safety as resident lives by herself and now has monitored system installed. Very very grateful for all the Council’s assistance.
- One particular family in the neighbourhood that need to keep an eye on.
- See crime as quite low in area. Property managed by agents, do not call past property.
- Strategies were a good idea.
- Very high proportion of students causing high noise and petty vandalism but do not see it at a major issue.
- Tenants mention that there is insufficient police presence in the area, considering how close property is to hospital and university.
- Owner concerned about a group of teenagers who wander around the neighbourhood, they sometimes pretend to play cricket and hit the ball into garden, etc. as an excuse to go onto properties. Does not feel confident in approaching police as concerned of the ramifications or backlash if teenagers found out.
- The “triangle” appears to be very crowded a lot of houses and units very close together and easy for intruders to hid in shadows and disappear.
- Difficult to judge as do not live in area. Units are strata title managed, own top floor unit and very noticeable if break-in occurred.
- Own top floor unit with single door entry, less likely to be targeted. Units strata.
- Title managed and sensor lighting has been installed, then costs divided amongst all unit owners.
- Crime today based upon drug abuse, this will not reduce until society does.
- Something about it – what? Owning units best when there is a mix of tenants and owners in complex.
- When landlord purchased property expected graffiti problems, etc. but have been very fortunate so far.
- Own all 4 units, ground floor units broken into more often, 3 weeks and 6 months ago. Usually via breaking windows, so landlord cannot see that key window locks would be a deterrent; burglars taking curtains and rods. Graffiti and stolen water hoses a problem.
- No comment (3).
- Do not live in the area and do not wish to comment (6).

OWNER OCCUPIER – 27 SURVEYED

This section provides a summary of the results of completed surveys of owner occupying residents of the Bedford Park area.

Strategy One:

All residents were offered the opportunity to have a free home security audit and security audit report completed by the Crime Prevention Consultant

21 residents knew about the offer but **did not take up the offer** as:

- **12** were satisfied with their current level of security
- **1** did not get around to it
- **1** not into that sort of thing
- **1** previously had B Colligan from Community Services look over property

6 residents **took up the offer** and found the information provided in the security report assisted them in securing their home, and commented:

- Already had premises fairly secure, some good suggestions.
- Made some simple changes and working on security “hopper” windows.
- B Colligan came out and was extremely helpful.
- Received pointers on what to do, all in black & white. Commonsense. Already had premises quite secure.
- Resident became agitated as he already had someone come out.
- Too expensive.

6 residents were **not aware of the offer**.

Strategy Two:

Mitcham Council staff trimmed the trees in the Bedford Park area, around light poles to increase illumination and generally to reduce shadows and improve visibility.

17 residents were aware of this:

- **13** said it made them feel safer
- **1** did not wish to continue with survey (or have someone call back later)
- **3** did not feel safer
- **1** would like to see more trimming of trees

10 residents were unaware of this:

- **7** would like to see more tree trimming
- **3** would not like to see more tree trimming

Strategy Three:

Homeowners were offered \$50 towards their home security if they spent \$100 or more themselves (e.g. to upgrade their security to basic level, i.e. deadlocks on all doors, or patio bolts on sliding doors, and keyed window locks on all windows).

21 residents were aware of this offer but did not take up the offer as:

- **16** were satisfied with their current level of security (1 had recently installed, advised basic security level needed to recoup \$50).
- **2** cost a great deal more than \$100 to update security.

- 1 too expensive when council arranged installation. Homeowner to install himself. (Advised basic level security to be met before \$50 grant available.)
- 1 Crime Prevention Consultant still working with resident to upgrade window security.

Took up the offer:

- 1 felt much safer (very appreciative of Council's assistance).

5 residents **were unaware** of offer.

Strategy Four:

Homeowners were offered \$50 towards the installation of a sensor light to reduce the risk of car theft and theft from motor vehicles.

21 residents were aware of the offer.

18 did not take up the offer as

- 11 they were satisfied with their current level of security
- \$50 was insufficient incentive to cover costs
- just installed (advised to take up with J West when residence audited)
- 1 planning to do it 17th/18th March
- planned to get around to it
- 1 electrician advised that tree movement around lighting would trigger sensor too often

3 residents took up the offer:

- 2 felt safer with additional sensor lighting
- 1 felt much safer as front of house and driveway well lit

5 residents were unaware of the offer.

Strategy Five:

ETSA upgraded the lighting in the area (e.g. increasing the number of lights and the level of illumination of these lights to bring the lighting in the area up to year 2000 lighting standards)

12 residents were aware that the lighting was upgraded:

- 10 guessed upgrade occurred
- 2 had no idea anywhere from 6 months ago, last year, after Christmas, January, few months and 8 weeks ago
- 9 agreed that they felt safer now, 2 mentioned lot brighter lighting (1 resident mentioned light in front of No. 6 Kelvin St has not been working for a couple of months, even with ETSA coming out and working on it)
- 3 did not feel safer with upgrade

14 residents were unaware upgrade had occurred:

- 8 residents on main road, strategy not applicable as lighting unchanged.

21 residents **did** and 5 residents **did not** remember receiving information about the project via letterbox drops over the past year.

One of the residents attended the *Neighbourhood Watch Meeting on April 12th 2000* or *The Bedford Park Residents Association meeting on October 11th* where Jennifer West spoke about the Pilot Project.

Security Issues:

Security measures installed in premises

Key window locks on all windows	11 no, 1 soon, 1 all except one, 1 some, 12 yes
Dead locks on all doors	6 no, 1 soon, 1 some, 1 on one door, 17 yes
Security door(s) on all doors	4 no, 2 one only, 20 yes
Patio bolt(s) (n/a – not applicable)	12 n/a, 8 no, 6 yes
Monitored alarm	20 no, 6 yes
Alarm system (not monitored)	21 no, 5 yes
Dog	21 no, 5 yes
Sensor lighting	5 no, 2 area only, 19 yes
Other	1 – cats 1 – high gates within 6in of carport & extended rear fence to 7ft with serrated edge 2 – gates 2 – locked gates 2 – locked roller door 1 – sign for monitored alarm (not installed)

20 residents considered their current level of security to be sufficient. One resident stated that his would soon be sufficient, and six residents were interested in having the crime prevention consultant visit their homes.

On a ten-point scale: ‘1’ represents ‘no problem’ and ‘10’ represents ‘an extreme problem’, indicate the how much of an issue crime is in your neighbourhood?

<u>No. of homeowners</u>	<u>Scale rating No.</u>
3	1
5	2
4	3
6	5
1	6
2	7
1	8
4	9

Does your perception of crime influence your choice of activities in and around your neighbourhood? Would you:

Walk through the streets in the evening?	10 Yes	16 No
Walk to a neighbour’s home after dark?	18 Yes	8 No
Go outside in your own yard after dark?	21 Yes	5 No

Demographic Information:

1. *How long have you lived at this address?*

	No. of Residents
Less than three months	
3 to 6 months	1
6 to 12 months	
1 to 2 years	1
2 to 5 years	2
5 to 10 years	5
10 to 15 years	2
15 years or more	15

2. *Which of the following categories most closely matches your situation?*

	No. of Residents
Working full time	8
Working part time	1
Working on a casual basis	2
Looking for work	
Retired	11
Student	1
Home duties	2
Other - on sick leave	1

3. *Which of the following age categories do you fall into?*

1 1 4 4 7 3 6
 20 or under 21-30 31-40 41-50 51-60 61-70 71+

4. *Residents surveyed*

Male = 11 Female = 15

5. *Further comments on crime in the local community*

- Break-ins happen no matter where you live. Not overly concerned; feel safe.
- One particular household causing problems in Burbank Street to the extent that residents have sold and are selling to remove their families from the disturbances and influences of this one family.
- Feels very threatened by one particular family in neighbourhood after youths threw rock into house window. Police were called and youths expected to pay for damages (only portion received so far).
- House across the road in Burbank Street burgled last week. A few months ago very concerned about a group of youths “hanging” around neighbourhood – seem to have gone now.

- Noticed dramatic change in the past 10 years, many residents sold as neighbourhood changed. Many elderly residents in Kelvin Street but never see them out and about. Concern regarding the university students parking, street changed to *NO PARKING*, students now very abusive and drive fast in street. Love the trees, but need to be pruned more often, not just near lights but lower branches as well.
- Live in downstairs unit of block of 6.
- Owner lives across the road from a park that causes concern in late evening/early morning – congregation of teenagers. Numerous car break-ins reported by neighbours. Feel a sensible common-sense approach to household security is best.
- Have noticed in the past 18 months drop in car break-ins in the street. Resident still feels vulnerable, do not walk streets even during daytime, drive everywhere. Does not open front door to anyone after dark, other than neighbour.
- As burgled a couple of months ago, very aware of security issues, always attending to house making it looked lived in, e.g. lights, TV on, disconnect doorbell, etc.
- Very appreciative of Council's efforts towards making area more secure, feels as if "robbers" will think twice before coming into "our" neighbourhood.
- Feel quite safe.
- Have not encountered many problems in area, own unit on top floor could help.
- Last month neighbour in Edison Street broken into during daytime.
- Need to employ more police and have longer jail sentences for criminals. Very passionate about crime. Feels this area has been a high crime area for years and years. Believes the "project" was not successful.
- Living on a main road you do not come across crime very much but very aware that Burbank Avenue have been encountering lots of problems.
- Graffiti rife in area – particularly along the main road. Perhaps assistance could be provided by way of anti-graffiti sealer/paint for residents.
- Main problem – graffiti, but break-ins not an issue as work from home.
- No problems in area as numerous number of no through roads eliminating burglar escape routes. Also feels that the hilly areas deter burglars.
- Do not see crime as a problem in the area (2).
- Realises that crime is increasing but has not affected them – spouse works from home. Perhaps there are too many rental properties in area, can this be restricted? Some houses have 4-6 tenants (usually students) to split \$240 weekly rental.
- Very very concerned about own personal safety as resident lives by herself and now has monitored system installed. Very very grateful for all the Council's assistance.
- No comment (3).

LANDLORD – 18 surveyed

The following is a summary of the landlord responses to the survey.

Strategy One:

All landlords were offered the opportunity to have a free home security audit and security audit report completed by the Crime Prevention Consultant

3 landlords were unaware of the offer.

15 landlords were aware of the offer.

10 did not take up the offer as:

- 8 were satisfied with their current level of security
- 1 did not get around to it
- 1 did not fully understand the offer

5 took up the offer and found the information provided in the security report assisted them in securing their home, and commented:

- Main recommendation to install sensor light as landlord had previously updated window and door locks when purchased property in 1999.
- Report completed approx 1 year ago. Followed report closely and implemented majority of suggestions.
- Updated deadlocks and installed locked side gate.
- Reasonable suggestions, pointed out locks etc that were necessary to secure premises. Great initiative would imagine crime rate would be substantially reduced.
- Mainly basic common-sense information regarding locks, etc. but still very handy.

Strategy Two:

Mitcham Council staff trimmed the trees in the Bedford Park area, around light poles to increase illumination and generally to reduce shadows and improve visibility

2 landlords were aware of this but could not comment on safety.

1 landlord was unaware of this but would like to see more tree trimming.

8 landlords were unaware of this as they do not reside in the area.

7 landlords owned premises on main roads, not applicable as tree trimming regularly occurs.

Strategy Three:

Landlords were offered \$50 towards their home security if they spent \$100 or more themselves (e.g. to upgrade their security to basic level i.e. deadlocks on all doors, or patio bolts on sliding doors, and keyed window locks on all windows)

14 landlords were aware of this offer but did not take up the offer as:

- 10 were satisfied with their current level of security (1 commented that they thought it was a good initiative from the Council).
- 1 did not have the \$100 available to spend on security at the time. Received a contractor list from the Council re lock installation. Rang 3 or 4, 1 was a gardener, 1 not interested. Perhaps council could check lists prior to handing them out to residents or arrange a special price with one contractor. Received very expensive quotes from locksmiths, approximately \$400 for locks and installation.

- 1 installed dead locks only and did not keep receipts.
- 1 as the expense far outweighed the grant.

1 took up the offer and tenants felt more at ease now that they had deadlocks and keyed window locks.

4 landlords were unaware of the offer.

Strategy Four:

Landlords were offered \$50 towards the installation of a sensor light to reduce the risk of car theft and theft from motor vehicles.

10 were aware of the offer but **did not take up the offer** as:

- 6 were satisfied with their current level of security
- 1 as the expense outweighed the grant

2 **took up the offer** and feel tenants safer with this additional lighting:

- area was very dark now lighting greatly improved
- increased safety for residents, particularly in winter months

8 were unaware of the offer.

Strategy Five:

ETSA upgraded the lighting in the area (e.g. increasing the number of lights and the level of illumination of these lights to bring the lighting in the area up to year 2000 lighting standards)

2 landlords were aware that the lighting was upgraded sometime this year.

1 commented that it was much brighter and should be in all streets

9 landlord were unaware the lighting was upgraded as they do not reside in area.

7 landlords owned premises on main roads, strategy not applicable as lighting unchanged.

12 landlords **did** and 6 landlords **did not** remember receiving information about the project via letterbox drops over the past year.

None of the landlords attended the *Neighbourhood Watch Meeting on April 12th 2000* or the *Bedford Park Residents Association meeting on October 11th where Jennifer West spoke about the Pilot Project*

Security Issues:

Security measures installed in premises

Key window locks on all windows	10 no, 1 front window only, 7 yes
Dead locks on all doors	5 no, 1 front door only, 12 yes
Security door(s) on all doors	7 no, 2 front door only, 9 yes
Patio bolt(s) (n/a – not applicable)	13 n/a, 2 no, 3 yes
Monitored alarm	17 no, 1 yes
Alarm system (not monitored)	15 no, 3 yes

Dog (n/a – not applicable)	6 n/a, 10 no, 2 yes
Sensor lighting	11 no, 1 staircase only, 6 yes
Other	1 – window grills 1 – rods in sliding window cavities 1 – security screens on toilet & bathroom windows

14 landlords considered this level of security sufficient.

4 landlords did not consider this level of security sufficient:

- 2 were not interested and 2 were interested in having crime prevention consultant visit.

On a ten-point scale: '1' represents 'no problem' and '10' represents 'an extreme problem', indicate the how much of an issue crime is in your neighbourhood?

<u>No. of Landlords</u>	<u>Scale rating No.</u>
5	* n/a
2	2
4	3
1	4
3	5
1	6
1	7
1	8

* The 5 landlords that rated as "not applicable" felt they could not comment, as they did not live in the area in question.

Demographic Information:

1. How long have you owned this property?

	No. of Landlords
6 to 12 months	
1 to 2 years	1
2 to 5 years	6
5 to 10 years	3
10 to 15 years	3
15 years or more	5

2. Which of the following categories most closely matches your situation?

	No. of Landlords
Working part time	5
Working on a casual basis	
Looking for work	
Retired	2
Student	
Home duties	2
Other – self employed	1

3. *Which of the following age categories do you fall into?*

0	0	3	4	4	5	2
20 or under	21-30	31-40	41-50	51-60	61-70	71+

4. *Landlords surveyed.*

Male = 11
Female = 7

5. *Further comments on crime in the local community*

- One particular family in the neighbourhood that need to keep an eye on.
- See crime as quite low in area. Property managed by agents, do not call past property.
- Strategies were a good idea.
- Very high proportion of students causing high noise and petty vandalism but do not see it at a major issue.
- Tenants mention that there is insufficient police presence in the area, considering how close property is to hospital and university.
- Owner concerned about a group of teenagers who wander around the neighbourhood, they sometimes pretend to play cricket and hit the ball into garden etc as an excuse to go onto properties. Does not feel confident in approaching police as concerned of the ramifications or backlash if teenagers found out.
- The “triangle” appears to be very crowded a lot of houses and units very close together and easy for intruders to hid in shadows and disappear
- Difficult to judge as do not live in area. Units are strata title managed, own top floor unit and very noticeable if break-in occurred.
- Own top floor unit with single door entry, less likely to be targeted. Units strata title managed and sensor lighting has been installed, then costs divided amongst all unit owners.
- Do not live in the area and do not wish to comment (6).
- Crime today based upon drug abuse, this will not reduce until society does something about it – what? Owning units best when there is a mix of tenants and owners in complex.
- When landlord purchased property expected graffiti problems etc but have been very fortunate so far.
- Own all 4 units, ground floor units broken into more often, 3 weeks and 6 months ago. Usually via breaking windows, so landlord cannot see that key window locks would be a deterrent; burglars taking curtains and rods. Graffiti and stolen water hoses a problem.

**EXAMPLES OF MATERIAL DISTRIBUTED VIA LETTER
BOX DROPS AND PERSONALLY ADDRESSED MAIL**

- How to Stop a Thief Targeting Your Home
- Letter to ratepayers inviting them to take advantage of an incentive grant to upgrade the security of their homes
- Bedford Park Break & Enter Pilot Project: Free Home Security Audits
- This Is An Empty Car card, an initiative of the Sturt Police in conjunction with Crime Prevention Committees in southern metropolitan Adelaide

KEEP THIEVES OUT OF YOUR HOME

When considering upgrading the security of your home it is useful to think about your home in the light of how it appears to the opportunistic 'house breaker'. A number of factors invite attention from an offender. If the house:

- gives the appearance of no-one being at home,
- provides easy access to the rear of the property or to a location where s/he can not be observed while breaking into the premises,

then it may be a better 'break-in' target than the one next door or down the street.



Crime Prevention Tips:

- Front fences should be low or made of a material that can be seen through (eg pool fencing, picket fencing, iron fencing). A high solid fence removes opportunities for surveillance from the passing traffic and pedestrians or from your neighbours' homes.
- Trees and shrubs in the front yard should not conceal doors or windows, as this will allow a potential offender a place to hide while breaking into your home. The front yard should offer a clear view of the street and your neighbours property. Trim all trees to seven feet above the ground (to create a high skirt) and plant low growing shrubs and ground covers that allow you to see all doors and windows from the street and neighbours property clearly.
- Limit access to the rear of your property with the use of gates and fencing. If you have capping on a colour bond fence remove it, as this discourages people from climbing your gate / fence. If you currently have open access to the rear of your property consider putting up trellis at the sides of the house (allowing access to the rear yard through the house only). The construction of the trellis should not be too solid, to discourage potential offenders from climbing over it. As trellis has open gaps, it still allows natural surveillance of you backyard by neighbours.

- Place net curtains at the windows (to allow you to see out without allowing outsiders to see in – however always close the heavier curtains at night).
- Install keyed, window locks on all of your windows, and use them properly.
- Install deadlocks on all external doors (patio bolts on sliding doors) and always deadlock your home when you leave the property.
- Consider the purchase of a 'dummy' alarm box (the white box with the blue light without the alarm components inside), which can be purchased at a cost of approximately \$42 from electronics stores. Mount this under the eaves at the front drive way corner of the house so it is visible as you enter the property.
- Try to get to know some of your neighbours, particularly those who are at home during the day. They may then keep an eye on your home while you are away from your home and call the police on 11444 if they see anyone suspicious hanging about.
- Borrow the Neighbourhood Watch engraver or blue light pen (ring John 8276 1796). Place 'Operation Identification' Neighbourhood Watch stickers (which stated that the items of value in your home have been engraved) on the front, side and back windows, at eye level.
- Never leave tools or ladders in the yard. An offender can use a ladder, spade, or hammer to break into your home.
- Install sensor light(s) near the doors and vulnerable parts of your home to act as a deterrent to offenders after dark. **(A rebate of up to \$50 is currently available to people who install sensor lights, talk to Jennifer West on 8372 8884.)**
- Install a security screen or peephole on your front door. Never let an unknown person into your house. If someone comes to the front door asking to use the phone, leave him or her outside with the door locked, while you ring for him or her.
- If you have a garage door always close it, particularly when you leave the house. An open garage door with the car gone tells passers by that you are out.
- Obtain contents insurance to protect you financially if a break in occurs. Be aware that thieves often return after a break in to steal replacement items.
- Be particularly careful with your home security during the day as 70% of house breaks in this area occur between the hours of 9am and 6pm.

Contact Details:

- **For Police Attendance 11444**
- To report a crime discovered after the offender has left the scene: telephone **Sturt Local Service Area 8207 4700**
- **Jennifer West, Crime Prevention Consultant, phone 83728884 (Mon - Wed) mobile 0408220193**
- To obtain counselling after experiencing a crime contact: **Victim Support Services telephone 8231 5626**
-



7 December 2001

Jennifer West
Phone: 8372 8884

[Owner's Name]_
[Owner's address]
[Suburb, PostCode]

Dear [Name]

Re: **Break and Enter Crime Prevention Pilot Project**

Break and Enter offences have become an increasingly serious problem at all levels of Australian society. The Break and Enter Crime Prevention Pilot Project commenced in April 2000 and is being conducted by the Crime Prevention Consultant for the Cities of Mitcham and Unley. This project will assess the effectiveness of specific intervention strategies or combinations of strategies in preventing residential break and enter offences.

One of the strategies of the Unley and Mitcham Crime Prevention Committee is to offer a **\$50 GRANT**⁴⁹ to owner-occupiers and landlords who own property in the pilot area to encourage people to upgrade their security. The pilot project will target the triangle of land (see map overleaf) between Sturt Road, South Road and Shepherds Hill Road.

A ONCE OFF \$50 GRANT is being offered to landlords / owner-occupiers who take up the offer of a free security audit and subsequently install at least a basic level of security hardware⁵⁰ in the house or flat⁵¹.

The free offer includes:

- the services of the Crime Prevention Consultant, who will conduct a thorough security audit of your property,
- a security audit report, which will detail methods of reducing the property's vulnerability to break and enter crime and the associated property damage that can sometimes be experienced by home-owners.

⁴⁹ Conditions apply. The installation of security hardware must occur during the time frame of this project (January 2000 – January 2001). Receipts for locks purchased and installed must be dated no earlier than 1 January 2000 and no later than 31 January 2001.

⁵⁰ A basic level of security is defined as fitting deadlocks to all doors (or keyed patio bolts to sliding doors) and keyed window locks to all windows in the house or flat.

⁵¹ In situations where the home owner already has installed hardware up to the basic security standard they may be eligible for some or all of the \$50 grant under certain circumstance. If further expenditure on security hardware is recommended in the FREE SECURITY AUDIT then the home owner may receive a grant matching their expenditure on a \$ for \$ basis up to a maximum of \$50 for security items purchased under the advice of the Crime Prevention Consultant.

On receipt of the security audit report the property owner has the option of:

1. doing nothing
2. installing a basic level of security
3. installing basic security and making some or all of the security upgrade suggestions made in the security audit report.

Options two and three will entitle the home-owner to **THE \$50 GRANT.**

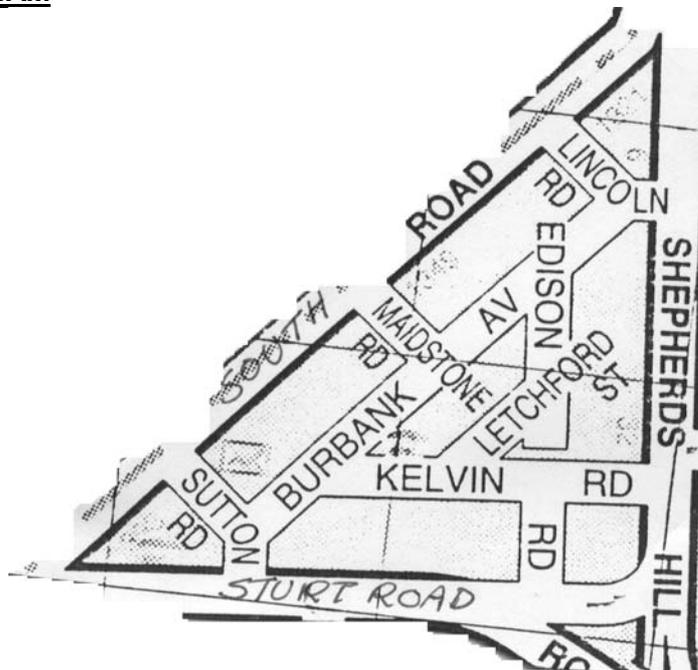
A large number of the properties in the pilot area are rented out to students who attend Flinders University. Those rental properties which install the basic level of security (as defined in footnote 3) will be identified for the information of students using the Flinders University Accommodation Service Web Listings⁵².

Please feel free to call Jennifer West, the Cities of Unley and Mitcham Crime Prevention Consultant (telephone 83728884 or mobile 0408220193), if you have any queries about the pilot project. **Please ring Vicki on 83728829 to book a security audit.**

I look forward to your participation in this exciting initiative to reduce break and enter crime within the City of Mitcham.

Yours sincerely

Ron Malcolm
Chief Executive Officer
CITY OF MITCHAM



Map of the Pilot Project Zone⁵³

⁵² http://adminwww.flinders.edu.au/StudentInfo/accommodation_service.html

⁵³ Those who live outside this zone within the Cities of Mitcham or Unley may contact Vicki Irvine on **8372 8829** to book a free security audit with the Crime Prevention Consultant. They will receive a free security audit report. However they are not eligible for the \$50 grant.



The Cities of Mitcham and Unley Crime Prevention Program

BEDFORD PARK BREAK & ENTER PILOT PROJECT

FREE HOME SECURITY AUDITS

If you have experienced a break-in, an attempted break-in, or you would like to make sure your home is secure against house breakers you are invited to contact Jennifer West, the Crime Prevention Consultant to have a **'FREE' HOME SECURITY AUDIT**.

To book a security audit, ring **Vicki** on **telephone 83728829**.

Jennifer will consider what it is about your home / flat that makes it more or less attractive to a thief when he or she walks down your street looking for easy opportunities.

Jennifer West, City of Mitcham and Unley, Crime Prevention Consultant

Phone 8372 8884 (Mon – Wed) or Mobile 0408 220 193



BEDFORD PARK BREAK & ENTER PILOT PROJECT



We need you to be the ***EYES and EARS*** of the Bedford Park Break & Enter Pilot Project.

Be aware of suspicious behaviour in your neighbourhood - **when you are walking your dog, getting your mail, walking through to the University, visiting your neighbours or driving through the area.**

BREAK-INS OFTEN OCCUR DURING THE DAY AND THERE IS A NEED TO BE CAREFUL BOTH DURING THE DAY AND AT NIGHT.

REPORT ALL OFFENCES TO THE POLICE BY CALLING:

11444 FOR POLICE ATTENDANCE OR

TO REPORT AN OFFENCE OR INCIDENT AFTER THE OFFENDER HAS LEFT THE SCENE RING STURT POLICE 82074700

IF:

- Your home is broken into and things have been stolen
- Your home is broken into but nothing has been stolen
- Your home has been damaged when someone tried to break in (eg you notice a screen has been removed from a window or jemmy marks on a window or door)
- Someone is behaving suspiciously near your home in your neighbours yard or near a parked car.

AAMI OPERATION Counterpunch

*You never know who could be watching.
Police and the Community are
looking out for car crime.*

This is an **EMPTY CAR**

**In the interest of crime prevention all valuables
have been removed from this vehicle.**

AAMI OPERATION Counterpunch

Let's hit back at car crime.

CAR-SAFE TIPS

To reduce the chances of
your car being stolen:

- Do not hide a second set of keys anywhere on your car.
- Always fully close all windows, lock all doors and take the keys with you. Of course never leave children or animals locked in your vehicle.
- If you have off-street parking always use it.
- Never leave your car running while it's unattended - not even for a minute!
- Do not leave personal items including mobile phones, briefcases and hand-bags in sight. If you hide valuables do not do it when you have already parked - thieves could be watching you.
- At night, park in a well-lit and secure area. Thieves target cars at night.
- If you're away from home park in a secure, attended car park. Almost 50 per cent of vehicles are stolen from the street.
- Remember, any security is better than no security. But if you want maximum protection, a self-arming electronic immobiliser is the most effective vehicle security you can have.



AAMI
ACCIDENT ASSISTANCE

