

Refurbishments

This document should be read in conjunction with the New Homes document and the MLA document ' Guidelines for minimum security requirements for domestic properties.

1 Introduction

Refurbishment projects can include single houses and flats for sale or rent, Local Authority and Housing Association estates and dwellings created by the conversion of commercial property.

2 Flexibility

The scheme recognises the fact that it may sometimes be difficult to incorporate all the design features expected of an application for new homes, particularly those relating to estate design and existing public rights of way. However, applicants are expected to apply as much of the standard criteria as possible, and where necessary, to incorporate alternative measures. The police will have regard to local crime risks when approving variations from these standard criteria.

3 Why Secured By Design?

SBD provides an opportunity to remove or alter the features of a development that have contributed to crime and anti-social behaviour. These include places that encourage inappropriate loitering, escape routes used by criminals and hindrances to natural surveillance.

4 Listed Buildings

Local Authorities are required to compile lists of all buildings in their area which are considered to be of special architectural or historic interest. Strict rules exist to preserve the features of such buildings and SBD recommendations will take account of this. For example, some buildings will have lead light windows or basement access which have inherent security weaknesses. In many instances original, and often less secure, doors and windows will have to be retained. In these circumstances early discussion with the ALO will lead to specific and appropriate solutions.

The police are always willing to meet with organisations and individuals concerned with the preservation of listed buildings.

5 Single Dwellings

Many refurbishment projects involve the upgrading of a single house. Wherever possible, rear access from the side or the rear of the house via an alleyway should be restricted through the use of gates and fencing. There may also be specific requirements relating to particular risks. For example, a communal loft space in a terraced house will need adequate security protection.

6 Conversion of Houses into Flats

Where houses are converted into flats, the criteria relating to flats in the Secured By Design (New Homes) and (Multi-Storey) documents will apply.

7 Major Refurbishment

The involvement of existing residents should feature in the implementation of SBD guidelines. The residents will have first-hand experience of the crime risks and the practicality of any proposed security improvements. Also, their approval and co-operation is crucial in ensuring newly installed security hardware is properly used when the project is completed.

Where such property improvements involve central government funding, the ALO's report for SBD approval (which may include a crime profile of the area) can be used to support a local authority bid for resources.