

Case Officer: Leigh Powell
Planning Department
Exeter City Council

Kris Calderhead
Police Designing Out Crime Officer
Devon and Cornwall Police
Heavitree Road Police Station
Exeter EX1 2LR

Date: 28/10/20

Dear Mr Powell,

20/0803/FUL Globe Inn, 39 Clifton Road. Change of Use from Public House (Class A4) to Children's Home (Class C2).

Further to a site visit conducted at the proposed premises on 26th October 2020 with Mr Riordan, I would like to make the following comments and recommendations for consideration.

As alluded to in previous correspondence, my concerns in relation to the application have been linked to reducing the potential demand on police resources and minimising crime and anti-social behaviour. The implementation of the points below will go some way to addressing such concerns.

Garden Area

Measures must be in place to reduce the risk of intruders gaining access to the space and prevent residents from leaving the site unnoticed and unaccompanied. Due to the keyless egress installed on the private side of the pedestrian gate, the latter would be easy to achieve. Therefore, it is vital that children are not allowed access to and use of the garden without adequate staff supervision. This must be set in the scheme's relevant policy and procedures and adhered to at all times.

I appreciate that whilst CCTV would provide some monitoring of the garden, it may not be appropriate in such a setting. However, I recommend that CCTV is installed to cover the adjoining car park area and boundary treatment. This will minimise intrusion on residents but provide monitoring of the space to help protect property, detect crime and safeguard residents. Further coverage of the main entrance would also be beneficial for the same reasons.

The following advice is given in respect of any CCTV installed:

- An accredited NSI or SSAIB installer should be used.
- Cameras, wiring and recording and monitoring equipment should be secured. CCTV should be designed in co-ordination with external lighting and landscaping.
- The CCTV must have a recording format that is acceptable to the Police. Recorded images must be of evidential quality if intended for prosecution.
- Any CCTV is advised to be installed to BS EN 50132-7: CCTV surveillance systems for use in security applications.
- CCTV systems must be registered with the Information Commissioners Office (IOC) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available via www.ico.gov.uk
- For guidance on the use of CCTV images as legal evidence see also BS 7958:2005 CCTV Management and Operation Code of Practice.

Another vulnerability on the elevation that borders the car park area is the space highlighted here. It is recessed, out of sight with inadvertently designed climbing aids which would allow for easy access to the adjoining flat roof. Ideally access to the space should be prevented and the roof extended to prevent climbing.



Additionally, the other boundaries that enclose the garden should be devoid of climbing aids and brickwork that can inadvertently act as footholds etc. Defensive planting can be used effectively to deter and prevent climbing and should be considered where appropriate. Accompanying this document is a *Creating a Safe and Secure Garden* leaflet which has been produced by the police in partnership with the Royal Horticultural Society. It gives advice on suitable plants to be used for such a purpose.

The design of any prospective new bin store must not enable easy climbing into the garden. It must also be adequately secure to prevent unauthorised access as such stores can attract ASB such as rough sleeping, drug use and arson if left insecure.

The locking system for the store must be easily operable from the inner face by use of a thumb turn to ensure that staff are not accidentally locked in by another person and lit at night using vandal resistant light fittings and energy efficient LED lights.

Physical Protection

The main front door should have a letterbox visor installed on the private side. This will prevent access to the push bar egress via the letterbox and protect against attempts to gain entry.

It is recommended that the glazing in the fire door leading to the external stairs and garden should have laminated glass as opposed to toughened glass. Laminated glass will offer greater protection to potential intruders trying to break the glass.

An appropriate alarm should also be considered for this door. This would provide some monitoring and guardianship should the door be left insecure or should an attempt be made to break in.

It would be preferable if the single glazed window in the communal lounge is replaced for a double glazed unit. If this is not possible, consideration should be given to applying a laminate film over the pane to offer further protection. If left single glazed with no protection, it is vulnerable to damage and excessive maintenance.

Management and Maintenance

Effective management and maintenance of the premises is crucial to ensuring the safety of residents and staff as well as reducing the potential demand on the police and the opportunity for crime and anti-social behaviour. The client has outlined a number of policies and procedures detailing how the premises is intended to be managed including those relating to Behaviour Management, Safeguarding Children, Missing from Home and Admissions etc.

In addition, if not already captured, detail around staff supervision, particularly of children when using the garden and the efficient maintenance of damage, repairs etc. to promote and maintain a safe and welcoming facility, should also be included.

Yours sincerely,

Kris Calderhead
Police Designing Out Crime Officer