

# Thinking of buying a new home?...



**...make sure it is  
Secured by Design**



A Police initiative, the Secured by Design scheme offers security and peace of mind in your new home

# Secured by Design

## The concept

One of the Government's key objectives for the planning of new housing is to create quality, sustainable places where people feel secure.

To achieve this, more emphasis must be placed on design and the need to achieve higher standards.

Designing for community safety is a central part of this.




## Secured by Design (SBD)

Is a police initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.

## Secured by Design

Is endorsed by the Association of Chief Police Officers (ACPO), Association of Chief Police Officers Scotland (ACPOS) and has the backing of the Home Office Crime Reduction Unit and the Scottish Executive. It is a lay model in DCLG (Department for Communities and Local Government) guidance, *Safer Places – The Planning System and Crime Prevention*.

**Secured by Design** - placing

A detailed architectural site plan or map in shades of blue and white. It shows various building footprints, courtyards, and surrounding infrastructure. Labels like 'SANDHILL LAKE' and 'SANDHILL PLACE' are visible. The map is overlaid with a grid and various lines representing roads and boundaries.

Incorporating sensible security measures during the building of a new development or the refurbishment of building and estates has been shown to reduce crime, fear and disorder. The Police Service aims to assist in the design process in order to achieve a safe and secure environment for residents without creating a development that suggests a fortress mentality.



design between crime and the community

## Architectural Liaison and Crime Prevention Design

Police Architectural Liaison Officers and Crime Prevention Design Advisers are specialist officers who are trained to offer advice to architects, planners and developers with regard to reducing the risk of crime by planned alterations to the built environment. This includes advice on:

- Estate layout to ensure surveillance opportunities are maximised and hiding places are eliminated
- Perimeter barriers which may take the form of fencing or implied barriers
- Lighting
- Landscaping
- Physical security measures

Developments which take cognisance of this advice can apply for the Secured by Design Award which provides instant recognition to potential home buyers that the development has been considered for crime reduction measures and is 60% less likely to suffer from criminal attention than a non-Secured by Design development.



The house builder can use the SBD logo when advertising the development to inform and reassure potential purchasers that crime is less likely to occur.

## Location, location, location

These are the main principles considered when purchasing a new home. Does the risk of crime affect a person's decision to purchase?

Having a home or car broken into is one of the main types of crime a person will experience. Most of this crime is committed by persons who are presented with the opportunity to do so.



The Secured by Design initiative is designed to reduce this opportunity in such a way that opportunist criminals are less likely to operate in an SBD development area. House-builders are being encouraged to adopt the SBD initiative to ensure the homeowner's risk of becoming another crime statistic is reduced.

This is achieved by applying design-against-crime principles at the planning and design stage of any development. Identifying technologies which meet testing and evaluation standards that indicate resistance to criminal attack is also essential, for example using BS 7950 certified windows and PAS 23/24 certified doors.

Police advice is provided **free of charge** to architects planners and developers for any development within the built environment.

## Ask for a Secured by Design home

When viewing new properties, ask if they have been built to Secured by Design standards. The house-builder may use the SBD logo to advertise the development if it meets the standard.

Have a look around the estate you are considering purchasing a property in. Are there numerous access points, nooks and crannies or obvious places where someone could conceal themselves? Are there out of view parking areas, or are front doors positioned so they cannot be seen from the street? Look at the garden areas, especially to the rear of the property. Are they defined or are there areas which appear to just be open space? If any of these features exist, ask yourself is you would be confident that criminal activity could not easily take place within the estate.

A Secured by Design estate should not demonstrate any of these features.

## Secured by Design

### ACPO Crime Prevention Initiatives

The Association of Chief Police Officers (ACPO) for England, Wales and Northern Ireland, together with ACPO Scotland (ACPOS), own Secured by Design and related projects including the Safer Parking Award scheme. These projects are managed by ACPO Crime Prevention Initiatives (ACPO CPI) which is wholly owned by ACPO and ACPOS.

Further information on the Secured by Design scheme can be found at

**[www.securedbydesign.com](http://www.securedbydesign.com)**

