

Alleygating – Oldham East

Report of the Head of Community Safety Services

Portfolio Responsibility: Environment and Infrastructure

04.02.2010

Officer Contact: Mike Farrell
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Purpose of Report

The neighbourhood alleygating report has now been presented to all District Partnerships. The Oldham East report gave not only an overview on alleygating but also gave details of those areas that had been identified as areas suffering from a range of problems including anti social behaviour through to other types of sub criminal activity. All these areas have been identified as areas that would benefit by the installation of alleygates.

The initial report was prepared as an overview and acted as guidance so that local partnerships could decide as to whether this was a suitable tactic to deploy in those areas identified as being problem areas for local residents.

This supplementary report has now been prepared to look into the greater detail and as such will act as additional and more detailed information to assist the Oldham East District Partnership to make informed decisions as to where to concentrate resources.

Exec Summary

The Borough of Oldham has a very high proportion of terraced properties and as a result has a lot of alleyways that provide access for residents to the rear of their properties. Unfortunately alleyways also provide access for criminals providing

burglars with a means to break in from the rear of the house. Residents with rear alleyways also often experience anti social behaviour and other forms of criminal activity. In addition, if a burglar knows the area well, they provide easy escape routes, making it far more difficult for the police to catch them. Residents who live in areas with rear alleys also often experience anti social behaviour; evidence is often found of drug taking activity; fly tipping, dog fouling and graffiti.

Of course other forms of target hardening or environmental improvements are available to reduce crime and disorder. Oldham's Community Safety Services regularly uses other tactics such as improved lighting, vegetation management, dwelling security improvements (including alarms, locks, security lighting) and crime prevention education (presentations, leaflets etc) which is all tailored to meet the individual needs of the area concerned.

This report outlines the benefits of alleygating and the positive impact it has had on the levels of burglary and anti social behaviour. Many projects have shown considerable success, some cases have shown reduction in burglary levels of up to 90%. The report outlines the benefits including reduction in anti social behaviour, reduction in litter, dog fouling, fly tipping, drug abuse and other forms of sub criminal activity. It will provide the detail as to where the District Partnership can best direct resources and provide evidence that will form intelligence led methodology in forming the District plan.

Recommendations

For the Oldham East District Partnership to give approval to installing alleygates in the below identified areas, and allocate funding as indicated from the District Partnership and Clean, Green Safe budgets. These schemes have been considered and recommended by the Community Safety working group.

St Mary's Ward	Estimated cost	Source of Funding
2 – 18 Erith Road		£2800 DP
10 – 18 Cranbrook Street	£5,600	£2800 CSS
TOTAL ST MARY'S WARD	£5,600	
Waterhead Ward	Estimated cost	Source of Funding
30-38a Counthill Road, Winslade Close	£2,400	DP
2 – 72 Sharples Hall St	£15,000	£5,000 clean, green, safe
405 – 412 Huddersfield Rd		£5,000 CSS
		£5,000 sought from Parks
TOTAL WATERHEAD WARD	£17,400	
St James Ward	Estimated cost	Source of Funding

1 – 19 and 2 – 16 French Ave	£5300	DP
13-27 Jowett St, 2 Tilton St and 623a – 639 Ripponden Road	£7,150	£3,575 CSS £3,575 clean, green, safe

TOTAL ST JAMES WARD **£12,450**

GRAND TOTAL **£35,450**

Total funding recommended:

District Partnership - £10,500

Clean, Green, Safe – **Waterhead Ward - £5,000**
 St James' Ward - £3,575

Match funding offered by Community Safety - £11,375

Match funding sought from Parks - £5,000

Contingency

All the schemes outlined above would be subject to the necessary public consultation. In the event that a scheme does not meet the required level of response, it is suggested that the CSS liaise directly with the Ward Councillors for that area on any suitable alternative schemes.

Recommendation 1 – The District Partnership considers the information presented in the report.

Recommendation 2 – The District Partnership considers allocating £11,050 from the District Partnership budget, and £8,575 from the Clean, Green, Safe budget to the schemes identified.

Recommendation 3 – In the event of schemes not meeting the requirements around consultation, Community Safety Services be allowed to liaise directly with the Councillors for the relevant Ward on possible alternate schemes.

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1 Purpose of Report

- 1.1 The neighbourhood alleygating report has now been presented to all District Partnerships. The Oldham East report gave not only an overview on alleygating but also gave details of those areas in that had been identified as areas suffering from a range of problems including anti social behaviour through to other types of sub criminal activity. All these areas had been identified as areas that would benefit by the installation of alleygates.
- 1.2 The initial report was prepared as an overview and acted as guidance so that local partnerships could decide as to whether this was a suitable tactic to deploy in those areas identified as being problem areas for local residents.
- 1.3 This supplementary report has now been prepared to look into the greater detail and as such will act as additional and more detailed information to assist the District Partnership to make informed decisions as to where to where to concentrate resources.

2 Executive Summary

- 2.1 The Borough of Oldham has a very high proportion of terraced properties and, as a result, also has a lot of alleyways that provide access for residents to the rear of their properties. Unfortunately alleyways also provide easy access to criminals, providing burglars with the means to break in from the rear of the house without the risk of being seen. In addition, if a burglar knows the area well, they provide easy escape routes, making it far more difficult for the police to catch them. Residents who live in areas with rear alleys also often experience anti social behaviour; evidence is often found of drug taking activity; fly tipping, dog fouling and graffiti.
- 2.2 Of course other forms of target hardening or environmental improvements are available to reduce crime and disorder. Oldham's Community Safety Services regularly uses other tactics such as improved lighting, vegetation management, dwelling security improvements (including alarms, locks, security lighting) and crime prevention education (presentations, leaflets etc) which is all tailored to meet the individual needs of the area concerned.
- 2.3 This report outlines the benefits of alleygating and the positive impact it has had on the levels of burglary and anti social behaviour. Many projects have

shown considerable success, some cases have shown reduction in burglary levels of up to 90%. The report outlines the benefits including reduction in anti social behaviour, reduction in litter, dog fouling, fly tipping, drug abuse and other forms of sub criminal activity. It will provide the detail as to where the District Partnership can best direct resources and provide evidence that will form intelligence led methodology in forming the District plan.

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All the schemes outlined above would be subject to the necessary public consultation. In the event that a scheme does not meet the required level of response, it is suggested that the CSS liaise directly with the Ward Councillors for that area on any suitable alternative schemes.

3.3 Recommendations

Recommendation 1 – The District Partnership considers the information presented in the report.

Recommendation 2 – The District Partnership considers allocating £10,500 from the District Partnership budget, and £8,575 from the Clean, Green, Safe budget to the schemes identified.

Recommendation 3 – In the event of schemes not meeting the requirements around consultation, Community Safety Services be allowed to liaise directly with the Councillors for the relevant Ward on possible alternate schemes.

4 Background

4.1 Residents who live in areas with rear alleyways often experience anti social behaviour; evidence is often found of drug taking activity; fly tipping, dog fouling and graffiti.

4.2 Community Safety Services and Oldham Partnership has adopted many tactics to reduce domestic burglary and anti social behaviour. One of these tactics is to prevent easy access for criminals to the rear of homes. The installation of lockable gates at the end of each alleyway makes access to the rear far more difficult whilst providing peace of mind to the residents.

4.3 Of course other forms of target hardening or environmental improvements are available to reduce crime and disorder. Oldham's Community Safety Services

regularly uses other tactics including improved lighting, increased security in dwellings (including alarms, locks, security lighting) and crime prevention education.

- 4.4 The benefits of alleygating are considerable and range from real reductions in levels of domestic burglary through to the creation of defensible space for local residents. Reclaiming the areas at the rear of their properties enables residents to create safe places for their children to play and where they can meet their neighbours and develop a stronger sense of community. It also provides an area that non residents find difficult to access so providing residents with an element of control, enabling them to keep the areas clean and providing an opportunity for them to enhance the area by making environmental improvements such as introducing flowers, planters and benches.

5 Current Position

- 5.1 To date, the Crime Reduction Team in Community Safety Services have completed 367 alleygating projects, installing 1,050 gates in problem areas around Oldham. These gates are now providing protection, peace of mind and reassurance to 10,019 homes in Oldham; the total cost has been £1,207,115.
- 5.2 The table below provides the current position in Oldham and provides details of data relevant to the Oldham East neighbourhood.

Area	No of Projects	No of Gates	Expenditure
Oldham West	83	235	293,068
Oldham East	63	193	219,708
Failsworth / Hollinwood	99	297	319,950
Royton, Shaw & Crompton	33	68	75,967
Chadderton	81	239	273,821
Saddleworth & Lees	8	18	24,600
Total	367	1,050	£1,207,114

6 Options/Alternatives

- 6.1 Other options have been investigated and to large extent many of these options are still utilised as tactics to reduce domestic burglary, crime and disorder. Target hardening of properties is a common option and can be

focused on individual properties where individual and specific problems are identified. This as an option will continue but alleygating of back alleyways can be more cost effective and has numerous additional benefits as outlined previously. The average cost of target hardening a home in Oldham is £180 where the average cost to securing a home by alleygating is £120.

7 Preferred Option

7.1 The preferred option is for the District Partnership to continue with the gating of problem alleyways in Oldham East. To continue this initiative is to continue with the valuable work already carried out by Community Safety Services in reducing crime and anti social behaviour in the Oldham East neighbourhood.

The preferred option is to gate those alleyways listed below that have previously been identified as being problem areas. The information that has driven this initiative had been drawn from police data and analysis, resident's consultation and referrals from elected members and local neighbourhood officers. It should be remembered that if this preferred option is progressed that the activity in actually gating these areas depends on the results of resident consultation and the achievement of an approval rate of 80% or more. If this is not achieved then the gating of these areas cannot be carried out.

St Mary's

To date the Community Safety Services have completed a total of 19 gating projects in St Marys installing 66 gates at a cost of £77,530.20.

Consultation with residents to progress alley gating in the following street failed due to the approval rate not being met.

162	Vigo Street	Unadopted
724	Aden St/Breeze Hill Road	Unadopted
669	TindallSt/Brewerton Rd/Darwin/Huxley St	Adopted
478	Huxley St/Fulham St 47 – 59 Brewerton Rd 1- 5 Tindall Street	Adopted
723	Huxley St/ 1 – 39 Brwerton Rd/Fulham St	Adopted

The following alleyways have all been identified as suffering from problems in relation to crime and anti social behaviour. If any of these alleyways were to have gates installed the funding would come from the District Partnership budget.

Ref No.	Location	status	No.of gates	Est Cost	Background
	20-30 Cranbrook St/13-53 Gordon Ave	Adopted	2	£2400	ASB and quality of life issues

728	56-94 Cranbrook St/ 55-71 Gordon Ave/ 33 Salisbury St	Adopted	4	£4800	ASB and quality of life issues
356	14-68 Quail St, 15-67 New Earth St	Adopted	4	£4800	ASB and quality of life issues
735	286-326 Lees Road/1-5 Cranbrook Street/9 Cranbrook Place	Adopted	2	£2400 May require fencing	ASB and quality of life issues
699	148 - 156 Lees Road, 12 Somerset Street	Adopted	2	£2400	ASB and quality of life issues
169	260-284 Lees Rd/15-23 Somerset St/2-6 Cranbrook St.	Adopted	2	£2400	ASB and quality of life issues
193	21-27 Littlebank St/2-10 Staley St.	Adopted	3	£3600	ASB and quality of life issues
781	128-142 Roundthorn Rd/2-26 Salford St/1-27 Games St	Adopted	4	£4800	ASB and quality of life issues
782	144-204 Roundthorn Rd/1-19 Swinton St	Adopted	5	6000	ASB and quality of life issues
282	301-317 Waterloo St/30-44 Retford St/31-39 Calderbrook Way	Adopted	4	4800	ASB and quality of life issues
675	8-96 New Earth Street/18-21 Hill Close/ 2-8 Chatsworth Street/ 89-95 Huxley Street	Public right of way	3	4368	ASB and quality of life issues
612	2-18 Erith Road/10-18 Cranbrook St	Unadopted	2	5600	ASB and quality of life issues
694	22 - 68 Littlebank St.	Unadopted	2	8820 includes 107 metre run of system fencing	ASB and quality of life issues
780	100-126 Roundthorn Rd/2-12 Clifton Ave 1 – 3 Clifton Close	Unadopted	2	2400	ASB and quality of life issues

Waterhead

To date the Community Safety Services have completed a total of 46 gating projects installing 127 gates at a cost of £143,092.04.

Consultation with residents to progress alley gating in the following street failed due to the approval rate not being met.

280	6 – 58 Taurus Street	Adopted
713	Spring St/Palm St	Adopted

The following alleyways have all been identified as suffering from problems in relation to crime and anti social behaviour. If any of these alleyways were to have gates installed the funding would come from the District Partnership budget.

Ref No.	Location	status	No.of gates	Est Cost	Background
568	1-55 Sharples Hall /26 Equitable St/ 381-403 Huddersfield Rd	Adopted	5	£6000	ASB and quality of life issues
739	43 -55 Redgrave Street	Adopted	1	£1200	ASB and quality of life issues
734	159-173 Littlemoor Lane/156-88 Rippopnden Rd//5-7 Zealand St	Adopted	4	£4800	Burglary , ASB and quality of life issues
680	68-44 Newbreak St/97-122 Redgrave St	Adopted	2	£2400	ASB and quality of life issues
581	2-44A Top Street/1-31 Walnut St/ 2-8 Beech Ave/283-287 Greenacres Road	Adopted	3	£3600	ASB and quality of life issues
744	3-37 Top St/6-22 Buttermere Rd	Adopted	2	£2400	ASB and quality of life issues

270	185-187 Counthill Road/7-8 Sorrel Way	Public RoW 163	2	£2400	ASB and quality of life issues
97	32 -80 Rakewood Drive/Bucklow close/Turf Pit lane	Definitive Footpath 85	4	£4800	ASB and quality of life issues
328	40 to 64 Cobden St., 1 to 11Heather Close, 2 to 4 Paulden Ave.	Unadopted	2	£2200	
741	2 - 72 Sharples Hall Street, 405 - 412 Huddersfield Road	Unadopted	5	£15000	ASB and quality of life issues
698	3-15 Ryeburne Street	Unadopted	1	£1200	ASB and quality of life issues
425	30-38a Counthill Road, 18-20 Winslade Close	Unadopted	2	£2400	ASB and quality of life issues

St James

To date the Community safety services have completed a total of 2 Gating Projects installing 7 gates at a cost of £6026. Schemes within St James Ward have not been progressed due to Housing Market Renewal (HMR) areas under consideration for redevelopment. However HMR are progressing scheme 137 6-24 Vulcan Street which is adopted and requires 2 gates at a cost of £2400.

Now that HMR have identified which areas are subject to redevelopment the Community Safety Services are in a position to progress projects within the area. One scheme that has just been completed is a burglary initiative on Shakespeare Road, Derker. 12 properties belonging to FCHO have had side alleys gated with gates at a total cost of £6700.

The following alleyways have all been identified as suffering from problems in relation to crime and anti social behaviour. If any of these alleyways were to have gates installed the funding would come from District Partnership funding.

Ref No.	Location	status	No.of gates	Est Cost	Background
779	60-98 Vulcan St 1 – 11 Ivanhoe St 2 – 4 Thackeray Rd	Adopted	2	£2200	ASB and quality of life issues

704	1-7 Argyle St/50-56 Miles St	Adopted	1	£1200	ASB and quality of life issues
139	32 to 60 Clyde St.	Adopted	2	£2200	ASB and quality of life issues
630	13 - 27 Jowett Street, 2 Tilton Street	Unadopted	2	£3500 + fencing	ASB and quality of life issues
778	1-19 French Avenue/The Rectory	Unadopted	2	£2600	ASB and quality of life issues
	2 – 16 French Ave/Avonleigh	Unadopted	2	£2700	
468	200-210 Prince Charlie St/1-3 Keston Road	Unadopted	2	£2800	ASB and quality of life issues
639	623a to 639 Ripponden Road	Unadopted	3	£3650	ASB and quality of life issues
677	35-49 Ripponden Road	Unadopted	2	£2400	ASB and quality of life issues
761	Units 1-5 White Swan Ind Est/175- 193 Huddersfield Rd/1-3 Ripponden Rd,	Unadopted	1	£2412 + fencing	ASB and quality of life issues

8 Consultation

Resident Consultation

- 8.1 Ideally, successful alleygating schemes require the support and consent of all residents who live along the alley to be gated and as such are directly affected by the closure of the alley. Transitory resident's views will be considered in the same way as those of a permanent resident. Under normal circumstances, consultation does not take place directly with landlords or Registered Social Landlords, unless the property is empty or void.
- 8.2 Initially, letters are sent to all those parties above, detailing the proposal to gate the alleyway, outlining the advantages and any possible disadvantages. The letter will be accompanied by a leaflet and voting form. The completion

and return of the form and its contents will show the initial level of support from local residents.

9 Financial Implications

9.1 The cost of fitting alleygates will be met from either funding held within the Community Safety Services Section or from District partnership funds.

10 Legal Services Comments

10.1 Gating orders are made under powers inserted into the Highways Act 1980 by the Clean Neighbourhoods and Environment Act 2005. Before making a gating order, the Council must be satisfied that premises adjoining or adjacent to the highway subject to the order are affected by crime or anti social behaviour, the existence of the highway is facilitating the persistent commission of criminal offences or anti social behaviour and it is in all the circumstances expedient to make the order for the purposes of reducing crime or anti social behaviour. In considering whether it is expedient to make the order, the Council should have regard to the likely effect of making the order on the occupiers of premises adjoining or adjacent to the highway, the likely effect of making the order on other persons in the locality and in a case where the highway constitutes a through route, the availability of a reasonably convenient alternative route. (A Evans)

11 Human Resources Comments

11.1 N/A

12 Risk Assessments

12.1 There are non – specific at this stage.

13 IT Implications

13.1 None

14 Property Implications

14.1 The proposals will improve the security of residential properties in the areas, reducing the opportunity for crime and removing the fear of crime for residents.

14.2 The improved security of the area will enhance the feeling of well being and quality of life, positively affecting the liveability aspect of the community.

15 Procurement Implications

15.1 N/A

16 Environmental and Health & Safety Implications

16.1 There are non – specific at this stage.

17 Community Cohesion Implications [including Crime & Disorder Implications in accordance with Section 17 of the Act] and Equalities Implications

17.1 The proposals will improve the security of residential properties in the areas, reducing the opportunity for crime and removing the fear of crime for residents.

17.2 The improved security of the area will enhance the feeling of well being and quality of life, positively affecting the liveability aspect of the community.

18 Forward Plan Reference

18.1 N/A

19 Key Decision

19.1 No

20 Background Papers

20.1 The following is a list of the background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information as defined by that Act:

Report to cabinet on 21/10/09. Scrutiny review: Alleygating

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21 Appendices

21.1 None