

Alleygating – Oldham West

Report of the Head of Community Safety Services

Portfolio Responsibility: Environment and Infrastructure

25.03.2010

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Purpose of Report

This supplementary report has been prepared to enable the continuation of proposed alleygating schemes in Oldham West. The report has been prepared to provide the detail to enable the District Partnership to make informed decisions on resource allocation.

Executive Summary

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 Oldham West's District Partnership can best direct resources and provide evidence that will form intelligence led methodology in forming the District plan.

Recommendations

For the Oldham West District Partnership to give approval to the continuation of alleygating in the following locations:

Alexandra Ward	£9,500	(£3,500 from CSS)
Coldhurst Ward	£3,600	
Werneth ward	£15,600	
Medlock Vale ward	£8,400	
GRAND ESTIMATED TOTAL	£37,100	

COST TO DISTRICT PARTNERSHIP £33,600

Alleygating – Oldham West

Report of the Head of Community Safety Services.

Portfolio Responsibility: Environment and Infrastructure

1 Purpose of Report

- 1.1 The neighbourhood alleygating report has now been presented to all District Partnerships. The Oldham West 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 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 Oldham West District Partnership to make informed decisions as 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 Oldham West's District Partnership can best direct resources and provide evidence that will form intelligence led methodology in forming the District plan.

3 Recommendations

3.1 For the Oldham West District Partnership to give approval to installing alleygates in the areas identified below:

Ward: Alexandra	Estimated cost
Nether Hay Street/Warren Lane	£9,500
	(£6,000 DP £3,500 CSS)
TOTAL	£9,500

Ward: Coldhurst	Estimated cost
Ashley Street/Stirling Street	£3,600
(GATING ORDER REQUIRED)	
TOTAL	£3,600

Alleyways in Coldhurst that have previously come to notice and may be worth consideration at a later date.

Sunfield Road

Henshaw St/Evans St

Godson Street

Boundary Park Rd/Kenwood Rd (presently being funded by CSS)

Ward : Werneth	Estimated cost
Frederick Street/Selkirk Ave	£ 2,400
Fern Street/Coppice Street between Chamber Rod and Werneth hall Road	£12,000
GATING ORDER REQUIRED	
Napier Street West	£ 1,200
TOTAL	£15,600

Ward : Medlock Vale	Estimated cost
Gainsborough Avenue/Burlington Ave	£8,400
GATING ORDER WILL BE REQUIRED	
TOTAL	£8,400

Alleyway in Medlock Vale that has previously come to notice and may be worth consideration at a later date

Manley Rd/Langham Rd/New Rd

GRAND TOTAL (estimated) TO OLDHAM WEST DISTRICT PARTNERSHIP

£33,600

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.
- 4.5 The information bellows highlights the information that is held by the Community Safety Partnership relating to alleygating enquiries in West Oldham.

4.6 Alleys where Gating Orders would be required:

GATING ORDERS REQUIRED			
Reference	Street	Adopted	Ward:
566	Abbeyhills Road 2	Yes	Alexandra
632	Brookfield Street	Yes	Alexandra
705	Abbeyhills Road	Yes	Alexandra
757	Tate Street	Yes	Alexandra
271	Garforth Street	Yes	Coldhurst
637	Crompton Street	Yes	Coldhurst
730	Martha	Yes	Coldhurst
749	Stirling Street	Yes	Coldhurst
752	Cottam Street	Yes	Coldhurst
771	Stirling Street	Yes	Coldhurst
61	Grendon Avenue	Yes	Medlock Vale
178	Medlock Vale 5	Yes	Medlock Vale
218	Copsterhill Road 3	Yes	Medlock Vale

288	Medlock Vale 2	Yes	Medlock Vale
325	Clydesdale Street	Yes	Medlock Vale
360	Medlock Vale 6	Yes	Medlock Vale
414	Manley Road	Yes	Medlock Vale
415	Lee Street	Yes	Medlock Vale
416	Keble Avenue	Yes	Medlock Vale
417	Oriel Avenue 1	Yes	Medlock Vale
418	Oriel Avenue 2	Yes	Medlock Vale
427	Cheviot Avenue	Yes	Medlock Vale
432	Medlock Vale 3	Yes	Medlock Vale
433	Medlock Vale 7	Yes	Medlock Vale
469	Medlock Vale 8	Yes	Medlock Vale
480	Medlock Vale 4	Yes	Medlock Vale
583	Fredeick Sreet	Yes	Medlock Vale
619	Oriel Drive	Yes	Medlock Vale
21	Woodfield Close	Yes	Werneth
125	Lincoln Street	Yes	Werneth
136	Wellington Road 2	Yes	Werneth
304	Devon Street	Yes	Werneth
311	Heron Street 1	Yes	Werneth
355	Hereford Street	Yes	Werneth
357	Block Lane	Yes	Werneth
607	Burlington Avenue	Yes	Werneth
622	Copsterhill Road	Yes	Werneth
623	Copsterhill Road	Yes	Werneth
624	Derby Street	Yes	Werneth
649	Harper Street	Yes	Werneth
654	Rutland Street	Yes	Werneth
655	Gainsborough Avenue	Yes	Werneth
656	Coppice Street	Yes	Werneth
657	Colwyn Street	Yes	Werneth
760	Lincoln Street	Yes	Werneth
792	Grendon Avenue	Yes	Werneth

4.7 Alleyway enquiries

FOR ENQUIRY			
Reference	Street	Adopted	Ward:
537	Alt Lane	No	Alexandra
600	Worsley Street	No	Alexandra
628	Cottam Street	Yes	Coldhurst
666	Godson Street	No	Coldhurst
688	Sunfield Road	No	Coldhurst
693	Henshaw Street	No	Coldhurst
718	Highfield Street		Coldhurst
774	Boundary Park Road	No	Coldhurst
775	Kenwood Road	No	Coldhurst
776	Furtherwood Road	No	Coldhurst

319	Medlock Vale 1	No	Medlock Vale
350	Bateson Way	No	Medlock Vale
615	Cardwell Street	No	Medlock Vale
272	Oxford Street	Yes	Werneth
497	Railway Road	No	Werneth
574	Lune Street	Yes	Werneth
595	Agnes Street	No	Werneth
606	Werneth Crescent	Yes	Werneth

4.8 Alleyways that are in the process of being gated, or pending:

GATING ORDERS APPLIED FOR					
Reference	Street	Adopted	Ward:	Total Cost	FUNDED BY
555	Crete Street	Yes	Alexandra	£10,933.00	NDC
227	Falmouth Street	Yes	Alexandra	£3,880.00	NDC
570	Plymouth Street 2	Yes	Alexandra	£4,303.00	NDC
556	Snowden Street	Yes	Alexandra	£1,952.00	NDC
665	Ashton Road	No	Medlock Vale	£2,590.00	NDC
616	Belgrave Road	Yes	Medlock Vale	£4,985.00	NDC
554	Hathershaw Lane	Yes	Medlock Vale	£2,623.00	NDC
652	Nield Street	Yes	Medlock Vale	£5,699.00	NDC
128	Pellowe Road/Cheviot Crt	Yes	Medlock Vale	£4,537.00	CSS
614	The Spur	Yes	Medlock Vale	£1,464.00	NDC

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 West 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 Oldham West District Partnership to continue with the gating of problem alleyways. 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 West 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. Furthermore some of these areas are subject to successful Gating Order application. If resident approval rates or Gating orders are not achieved then the gating of these areas cannot be carried out.

These alleyways are as follows.

ALEXANDRA

Ref No.	Location	Areas Covered	No.of gates	Cost	Background
756	Nether Hey Street/Warren Lane	2 – 20 Warren Lane 67 97 Nether Hey Street	5	£9500 (£3500 from CSS)	ASB and quality of life issues
TOTAL ESTIMATED COST TO DISTRICT PARTNERSHIP.				£6000	

COLDHURST

Ref No.	Location	Areas Covered	No.of gates	Cost	Background
749/771	Ashley Street/Stirling Street	GATING ORDERS WILL BE REQUIRED	3	£3,600	ASB and quality of life issues
TOTAL ESTIMATED COST TO DISTRICT PARTNERSHIP.				£3,600	

WERNETH

Ref no	Location	Areas covered	No. of gates	Funding	Background
485	Frederick St Selkirk Ave Chamber Rd	166 – 200 Frederick St 1 – 7 Selkirk Ave 180/182 Chamber Rd	2	2,400	ASB and quality of life issues

	Fern Street/Coppice Street between Chamber Road and Werneth hall Road	GATING ORDERS WILL BE REQUIRED	10	12,000	ASB and quality of life issues
	Napier Street West		1	1200	ASB and quality of life issues
TOTAL ESTIMATED COST TO DISTRICT PARTNERSHIP. £15,600					

MEDLOCK VALE

Ref no	Location	Areas covered	No. of gates	Funding	Background
655	Gainsborough Avenue/Burlington Ave	GATING ORDERS WILL BE REQUIRED	7	8,400	ASB and quality of life issues
TOTAL ESTIMATED COST TO DISTRICT PARTNERSHIP. £8,400					

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 above schemes would be funded from the District Partnership and/or Safe, Clean and Green Budget. The funding available as of 14th January 2010 is
- £18,300 Clean Green and Safe Budget**
£5,700 District Partnership Budget

10 Legal Services Comments

- 10.1 The proposals are within powers. (Bill Balmer)

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 N/A

21 **Appendices**

21.1 None

Signed _____ Cabinet Member [specify whom]	Dated _____
Signed _____ Executive Director	Dated _____

[to delete the box below when it goes to Cabinet]

Report Tracking	
<u>Where</u>	<u>When</u>
EMT	
Leadership	
Joint Leadership	
Overview & Scrutiny	