

On Wed, 24 Sept 2025 at 15:09, Sawyer, Sharon DS034 wrote:

Hi Jo

In terms of the application it is a hard one to judge in that the end of the town is busy anyway and is subject of crime and disorder.

We can understand the community concern particularly with potential over concentration of HMO's in a defined area. I think the determination also needs to consider whom would be housed at the location is it supported living, emergency accommodation.

I think the important thing here is should this be approved is that there should be a strong management plan with security features to ensure the safety of the residents living there and the local community.

The following advice is provided by the Designing Out Crime Officer:

Historically there are cases where houses of multiple occupancy (HMO) have given rise to instances of anti-social behaviour (ASB). To reduce the risk of this occurring there will need to be stringent management control of tenancies. This could be implemented as a condition of planning.

From a crime prevention perspective consideration should be given to the implementation of the following security measures:

The front access door to the HMO will be subject to heavy and prolonged use so needs to be fit for purpose.

It will also be very important that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. Tradesperson or timed-release mechanisms are not advised as they have been proven to be the cause of antisocial behaviour and unlawful access to communal developments.

Each bedroom door to the HMO must be a fire rated (FD30 or higher) door with a minimum lock certificated to (BS8621) or (PAS 8621), fitted with a minimum of two hinge bolts or hinges with a similar integral facility to ensure protection in the event of a hinge failure following a criminal attack. The bedroom doors must be installed with a securely fixed robust planted stop, door chain and door viewer.

I recommend the postal arrangements for the HMO is through the wall, or external or lobby mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the front doors of the individual rooms. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

Due to the potential array of tenant type that may be accommodated within this property there is some concern about the potential vulnerabilities different client groups may have. I would therefore ask that there is a degree of recognition with regards to this concern and that it is acknowledged and reflected within management plans. I would also ask that management teams have the ability to signpost vulnerable tenants to access services to ensure that safe-guarding measures are maintained.

Although video surveillance systems (VSS) are not a solution to all security problems it can help deter criminals and assist with the identification of offenders after a crime has been committed. Should the applicant decide to use CCTV it is important to read the Information Commissioners Office (ICO) advice on domestic CCTV systems – guidance for people using CCTV.

Further information can be found on the Information Commissioners Office via the following link:

[ICO Domestic CCTV systems](#)

Kind regards

Inspector Sawyer DS034