



NEIGHBOURHOOD
Empowerment Team

CRIME PREVENTION

Through Environmental Design

A quick and practical guide to steps Edmontonians can take to make their property safer.



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)



Property crime such as **thefts from vehicles** or **thefts from around residential properties** are often crimes of opportunity.

CPTED is a proven method to reduce actual crime and fear of crime by changing the physical environment. By proactivity applying CPTED principles we can increase the safety of our property and our community.

The design and management of a space impacts human behaviour. When a space is well designed it helps reduce crime and increases perceptions of safety. However, when a space is poorly designed crime and antisocial behaviour is more likely to occur. This not only impacts our safety and willingness to engage in our community but it also affects our overall wellbeing.

Property owners can take proactive steps to protect their property by implementing target hardening strategies. These strategies follow the principles of CPTED (Crime Prevention Through Environmental Design) and seek to design the physical environment in a way that helps deter crime. Good design increases the chances of an offender being caught and reduces the benefits of crime. It also makes us feel safer and more comfortable.

CPTED strategies work better together, therefore by implementing a number of the tips listed in this document property owners can increase the safety of their property.



SURVEILLANCE



The sense of **seeing** and **being seen**.

Allows us to **predict our environment** which makes us feel more comfortable.

Spaces should be designed with **clear sightlines** while keeping privacy in mind.

Isolated or **hidden spaces** should be **avoided**.



Bad



Good



Lighting is a valuable tool to enable surveillance and should be designed to prevent glare and shadows. Consistency is important, therefore, high and low light conditions should be avoided as this impacts night vision.



Cameras, alarms, mirrors and motion sensors can assist in viewing areas that may be more vulnerable.

SURVEILLANCE



NATURAL SURVEILLANCE

People are able to **make observations as they move in and around a space.**

People who are passing by a property are able to **observe and report suspicious activity.**

Building materials, landscaping, fencing and walls can be designed in a way that opens up natural surveillance. A common rule for landscaping is to **trim bushes** down to **2 feet** and trim **lower branches** on trees up to **6 feet** to open sightlines.



Security patrols as well as programs like **neighbourhood watches** can provide valuable observations and show community involvement.

Communities benefit from the surveillance provided by mixed land use (businesses that operate during the day while people are away from home) and from having activity generators such as playgrounds close by.

OTHER SURVEILLANCE



NATURAL ACCESS CONTROL
Landscape and building design includes walkways, vegetation and different ground cover.

NATURAL ACCESS CONTROL



Control how people can **enter or leave** a property.



Removing potential escape routes, protect vulnerable areas and direct where people are supposed to be.



It is easier to detect people who should not be in a space if we clearly **define paths of travel**.



OTHER ACCESS CONTROL
Fences or gates preventing access by unintended users.
These provide a perimeter and when constructed well they can enhance security as well as open sightlines.
Card readers or locking mechanisms as well as reception areas ensure only authorized individuals have access to private spaces.



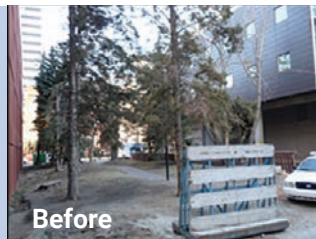
TERRITORIALITY



A well maintained property sends the message that the area is **monitored and cared for**, therefore a potential offender is less likely to commit a crime there.

DEFENSIBLE SPACE

Clearly define the **boundaries** of a property.
Transitions from public to private space should be obvious.



Before



After

MAINTENANCE

A **well maintained** property indicates pride, a sense of ownership and a lack of tolerance for unwanted behaviour.
A deteriorating properties indicates there is less control by intended users and greater vulnerability to crime.





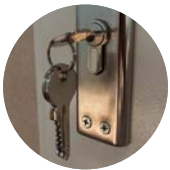
USING CPTED AROUND YOUR PROPERTY



Around Your Property page **7**



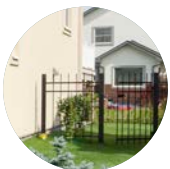
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Ensure valuable property is **securely stored** and **out of sight**.



AROUND YOUR PROPERTY

Ensure there are **clear sightlines** to all entryways from the road; **trim trees** and have **bright lighting**. This allows other community members to see suspicious people on your property which increases an intruder's perceived risk.



Use landscaping to identify your property from public property in a way that directs visitors to the appropriate entryway.

Keep your **property** in **good repair and order**. This sends the message that you care about your property and take responsibility for it, this also gives intruders fewer places to hide.



Well Lit



Have your **address labelled properly and well-lit**, this makes it easier for emergency vehicles to see your address. If you have a back alley, mark your address there as well.



Poorly Lit Entryway



Do not leave windows open when you are not home, **an intruder can even access second story windows.**

WINDOWS



If your windows have locking devices, use them. If not, install a pin or use a piece of wood to **prevent your window or sliding doors from being slid open.**

Install security bars but make sure they can be **easily removed in case of fire.** Basement windows are particularly vulnerable to being broken into.



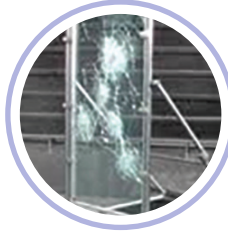
Break resistant laminate or **high tensile steel mesh** screens can also be used to **cover windows** to enhance security.



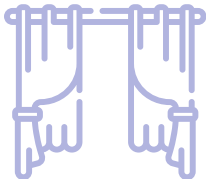
Breakaway



Steel Mesh



Laminate



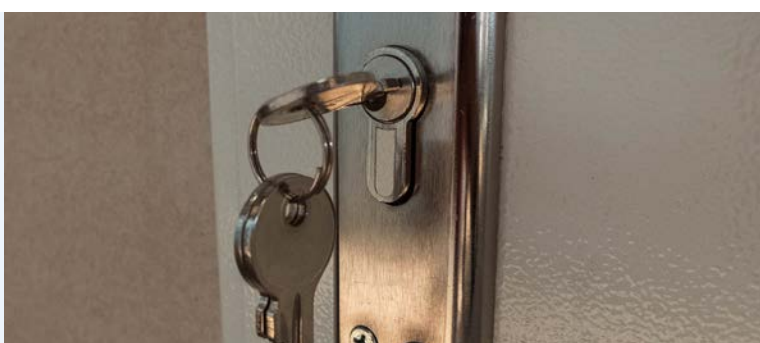
Close blinds to hide your valuables from plain view when you are not home but keep them open when you are to signal that someone is there.



Make sure exterior doors have a **solid core**.

DOORS

Install a **metal lock guard** around your door handle and deadbolt.



Deadbolts should have a **throw** of at least **one inch**. This is the portion that projects beyond to door and into the frame.



Screws in the door hinges and strike plate should be at least **three inches**.

Make sure the overhead garage door is **completely closed** before going into your home.



GARAGE



If your garage is attached to your home, make sure the entry door from the garage is **sturdy and has a deadbolt that you lock**. Otherwise if someone could go into your house after breaking into your garage.

Use **window coverings** to conceal valuable property.



If your garage is not attached to your home, make sure there is **proper lighting around the area**.

Entry doors to a garage should use the **same strategies as household locks and bolts**.



Do not leave your automatic garage door opener **inside your vehicle** when parked outside. If your vehicle is broken into, the opener can be used to gain entry to your garage.

When you go away on vacation, disable your garage door opener. The garage overhead door release can be accessed from outside and pulled to gain entry. Several methods can be found online that show how these doors can be reinforced.





The property in your shed can be **very valuable**.

SHED



Ensure that the lock on your shed is sufficient and **difficult to cut**.

Outdoor lock: best used as a storage lock.

Windows should be **covered** to conceal the valuables inside your shed.



The area around your shed **should be lit** and the **door should be sturdy**.



All **property and serial numbers** should be **documented**.



NEIGHBOURHOOD

Empowerment Team

The Edmonton Police Service Crime Prevention Unit offers CPTED workshops for both law enforcement officials and members of the general public.

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For further information on this guide please contact

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NET is a partnership of the Edmonton Police Service, City of Edmonton, The Family Centre and United Way of the Alberta Capital Region.

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