**Aims of the research**

Joint research with West Yorkshire Police – Force Crime Reduction Officer (Chris Joyce) and Integrated Offender Management Team (Peter Homer).

- Which features of residential housing attract and deter offenders – in their words?
- What, in their view, are the key risk factors in increasing a property’s vulnerability to burglary?
- What, in their view, are the key protective factors in reducing a property’s vulnerability to burglary?
- Do these confirm or refute what we already know about the principles of CPTED?

**The research**

**The sample**

- Prolific adult burglars currently serving a prison sentence (n=15). Aiming for min of 20.
- Willing to engage.
- Post-sentencing to avoid participants engaging for ‘bargaining’ purposes.

**The interviews**

- Face-to-face, in prison.
- Within legal visits (approx. 45 minutes).
- Semi-structured (guided, but open to talk around subject).
- Not recorded.
## Principles of CPTED

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### Why does it matter? - Informs training, policy and practice

- **Poyner (1983)**
- **Cozens et al (2005)**
- **Armitage (2013)**
- **Ekblom et al (2013)**
- **Montoya et al (2014)**
- **Hedayati and Abdullah (2015)**
Why does it matter? - Informs training, policy and practice

Why does it matter? – Informs research.

How I defined CPTED principles

Deductive research approach (top)

This current research

Inductive research approach (bottom)

Why does it matter? – Informs research.

Why this research?

- Research has tended to TEST existing theories (deductive/top down).
  - Is high permeability associated with crime? Yes/No
    - The next study looks at permeability and tests...and so on.
  - If we continue to test what we know, how will we challenge assumptions?
    - Will theories ever evolve?
    - Will we amend CPTED based on changing patterns of drug use or modus operandi?

Confirmed a lot of what we already thought
Corner plot

Yes, this is a prime target cos it's a corner plot, I always burgle houses at the end. It's easier to get in and out and you are less likely to be seen by neighbours.

It's attractive because it's an end property. There are plenty of ways in and out and you only have one neighbour to worry about.

Yes, cos it's a corner plot, you can get in and out with your goods. It's OK cos it's on the edge of a cul-de-sac.

Cul-de-sac

I wouldn't go further into the cul-de-sac than a corner house because it's too closed and everyone knows each other.

If it's a cul-de-sac it's usually one way in, one way out. You'd be stupid to do a cul-de-sac.

On a cul-de-sac you have to walk back out the way you came in.

Surveillance

This is a burglar's dream house! The hedge is high and blocks the view from the road. The gate is so high no-one can see you and the busy road masks any noise that I make.

This is an absolute no. The high gate, the high fence, the overgrown shrubbery. Also it's an end house so you don't have to watch for neighbours on both sides.

This would be a perfect target. Passers-by can't see in so they wouldn't notice you breaking in.

Yes, this is perfect! Easy pickings. I would first walk up and down this footpath. No-one would give me a second glance.

Footpaths

Pretty perfect that! Straight in and out through the ginnel and you're covered.

Yes, it's easy to get away.

Yes, this is perfect! Easy pickings, I would first walk up and down this footpath. No-one would give me a second glance. Even if I was a tramp walking up and down I wouldn't look out of place – it's a footpath, no-one can question you.
Footpaths

Having ginnels on an estate is great, cos you know the area better than the police, you've got all the little ginnels to know the routes.

This is an ideal target for burglars as it's all closed in and lots of corners to hide. You wouldn't get seen with all the ginnels.

Having ginnels on an estate is great, cos you know the area better than the police, you'll easily lose them. You know the routes!

Defensible space

People living here will have a bee in their bonnet. This is a private road for private people. I would feel awkward here. It's all about the bluff and I couldn't pull it off here.

Ahhhhh, private road, I got arrested on one of those.

I wouldn't go up this street it's far too open.

I wouldn't drive into a cul-de-sac; it's too open.

Physical security

This would take two seconds to break into. I wouldn't feel observed by the neighbours as the windows that look out are bathrooms and kitchens.

Yes, I can tell by looking at the lock that it would be easy to snap.

This lock can easily be made hard to work. It's not because it's thin. The new ones are chunkier.

I would snap the cylinder on the side door – it's a really poor design isn't that does.
Challenged some of our thoughts

High fences

I would give it a shot. The walls are high and no lighting so you wouldn't be seen.

The walls are high and the fencing is double sided so you can't see through. It'd be attracted to that - you can't be seen once inside.

I love solid fences. No-one can see you. Open fences would put me off!

I love high fences, they hide you from view!

The rear fences/walls are high, fencing is double sided too so you can't see through.

I love high fences, they hide you from view!

Symbolic barriers

The word 'private' and the rumble strip mean nothing other than you aren't allowed to park your car there.

I thought it was a speed bump.

What's private about this? I can see everything.

The 'private' sign would not put me off. In places like this, people think it's safe so they leave their doors and windows open.

The 'private road' just means they have something to protect, so something to steal.

Private road suggests this isn't council.

I'd think 'private road' means they've got coin.

Private road suggests this isn't council housing as won't be on benefits.

Private road. I think they've bought their house. It's not council.

The private road just means they have something to protect, so something to steal.

Private road suggests this isn't council.
Management and maintenance

No, it doesn’t look worth breaking into as there would be nothing to take.

No, it’s too scruffy there is nothing worth taking.

No, I wouldn’t burgle this house. I would try and offer them help! Phone the council and get them some support!

If the house is well looked after, it tells me they’ve got money!

No, I wouldn’t burgle this house. I would try and offer them help! Phone the council and get them some support!

They are actually highbrow they aren’t going to have owt. Look at the state of that garden.

No – I wouldn’t be in that area burgling, off with nothing. I would keep going and come out with nothing.

Those gardens are dirty and horrible, that’d put people off – you want a nice big garden, if you move your lawn, you care for your house and will have nice things.

No, they would have nothing to steal.

They look methed out. I wouldn’t go there.

They are scruffy bastards they aren’t going to have owt.

Look at the state of that garden.

Those gardens are dirty and horrible, that’d put people off – you want a nice big garden, if you move your lawn, you care for your house and will have nice things.

If I smashed the window and the alarm went off I might scuttle away and then come back 10 minutes later to see if anyone had dealt with it.

Alarms were a put off, but I used to foam them. I’d buy the sealant stuff, some took 24 hours to set so I’d seal them up during the night and go back the day after. The alarm still goes off but you can’t hear them.

Looks like ADT with it being a hexagonal box. Sh*t alarms go off and you have 4/5 minutes to have a quick look round. Not the same if they’re monitored.

An ADT alarm would deter me but not others.

From my experience alarms just f*cking annoy you if they go off, 8 out of 10 won’t bother to do anything about them.

Good alarms like ADT and Yale don’t stop when you pull the box off the wall. Others do.

I would break in, go straight to the box and rip it off the wall. Others do.

An ADT alarm would deter me but not others.

From my experience alarms just f*cking annoy you if they go off, 8 out of 10 won’t bother to do anything about them.

How long?

If I want to get into that house I will keep going till I get in.

If I was left to my own devices I take as long as is needed to get in. If I was iffy and people might be moving up and down then I reckon 5 minutes.

On average it could be 20/30 minutes – especially if you know there’s money in there.

I would keep trying for up to 30 minutes.

If I can see something I want I would spend ages trying to get in. I would even go to the neighbour’s gardens and break into their sheds to get tools and come back and keep trying.

I would keep trying for up to 30 minutes.

I would continue to break in for as long as 30 minutes. I would lose track of time.

Design is not the only influence on decision making

I was left to my own devices and had a go to get in. I was iffy and people might be moving up and down. Then I reckon 5 minutes.

If I want to get into that house I will keep going till I get in.

If I was left to my own devices I take as long as is needed to get in. I was iffy and people might be moving up and down then I reckon 5 minutes.
Moral judgement

No, I feel bad about burgling anyway, it's a dirty crime, so I wouldn't want to steal from people on benefits.

No, this is a council estate and that's wrong.

No, you don't own your own backyard! This looks like where I grew up.

It's council housing, I would never burgle my own. I also feel bad about the kid's stuff in the garden. That's just not right.

I'd stay away from here, it's the kind of area I grew up in.

This is council housing and it's not right to burgle a council property.

I'd stay away from here. It's the kind of area I grew up in.

It's council housing, I have morals and I don't like burbling in areas where they don't have much.

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No, you don't own your own backyard! This looks like where I grew up.

This is council housing and it's not right to burgle a council property.

I'd stay away from here. It's the kind of area I grew up in.

It's council housing, I have morals and I don't like burbling in areas where they don't have much.

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Moral judgement

No, these are old people's homes. It's a moral issue and people who burgle here are weirdos.

In prison, if they know you have targeted old people, you would be in a wing with nonces.

No, these are old people, vulnerable people, supported housing! 90% of people I know would say the same.

I wouldn't believe that they are disability houses and cars.

No, I would never target old people, my own estate or houses where it's obvious that kids live there.

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Drugs

If I was bad on drugs, the alarm wouldn't stop me. Nothing would.

You don't care when you are on drugs, it's unthinkiable.

You do some stuff when you are bad on drugs, you just don't think.

On drugs I feel brave. I have no fear.

On drugs you just don't care.

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They see what we don’t…..we see what they don’t
Their 'judgements'

I’d look for appliances – like if they’ve got a coffee machine. People without money drink Nescafe, not from a machine… that’s unless they bought thee machine from a burglar!

What does this tell us?

a) Offenders decisions are influenced by design and layout as well as physical security.

b) Much of this confirms existing CPTED principles.

c) Some may need to be revised/reconsidered.

Surveillance

Confirm

Challenges

Make of being observed/detraction of not being observed even mentioned by all participants

Corner plots are a prime target – easy to get in/out and less neighbours to consider.

Wouldn’t target houses deep into a cul-de-sac (will be observed/challenged).

High rear fences are attractive as they conceal the view.

Closed curtains/net curtains are a deterrent as you don’t know if you are being observed.

Participants referred to room type and how this would impact on surveillance.

Movement control

Confirm

Challenges

Footpaths help when selecting a target. You have ‘permission’ to ‘root’. You won’t be challenged.

Footpaths are appealing, you know how you are getting in and out.

Dead end footpaths are risky - feel ‘trapped’.

Houses on main/through roads are a prime target – easy to get away and the noise from the road masks noise.

Low fences between rear gardens means you can move between properties to select target.

True cul-de-sac are a deterrent as you have to come out the way you went in.

Leaky cul-de-sac/through road attractive as you can observe targets and keep walking if challenged.
### Physical security

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<td>Able to identify good/poor quality locks.</td>
<td>Several would keep going for up to 30 mins to get in if they knew it was worth it. Told of losing track of time.</td>
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<td>Wooden, heavy doors are seen as a deterrent.</td>
<td>Burglar alarms are not a deterrent – unless police monitored alarm. If goes off set themselves time (4 mins) then leave.</td>
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<td>Mixed view on lighting/motion sensor lighting, most don’t see it as a deterrent.</td>
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<td>High fences are attractive – conceal the offender.</td>
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<td>Back high levels of security can portray the message that there is something worth protecting.</td>
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### Management and maintenance

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<td>The principle that tidy/cared for property conveys message that residents are more likely to intervene was not confirmed by offenders.</td>
<td>A neat and tidy garden means they care for their house and themselves so will have nice things to steal. A messy garden means they have nothing to steal – not one mentioned that mess equates to unlikely to be challenged.</td>
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<td>What we see as a mess/untidy they often perceived as ‘being renovated’ so they have money/something to steal.</td>
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### Defensible space

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<td>Some participants did refer to certain developments/properties making them feel like a ‘outsider’ – a closed community.</td>
<td>‘Private’ means private housing – not on benefits so morally acceptable and something to steal. ‘Private’ means you can’t park there. ‘Private’ means they will be lax about their own security.</td>
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<td>A narrowing in road, change in colour and texture doesn’t seem to be perceived as a deterrent.</td>
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Thank you