



## SECURITY NEEDS ASSESSMENT

### Project: 81 Belsize Park Gardens



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## 1 Introduction

In May 2023, CornerStone GRG Ltd (hereafter referred to as CornerStone) was commissioned by CDC Studio (hereafter referred to as CDC) to carry out a Security Needs Assessment (SNA) on behalf of Dukes Educational for the redevelopment of 81 Belsize Park Gardens, Belsize Park, London, NW3 4NJ. This client project is currently at the stage three of the Royal Institute of British Architects (RIBA) plan of work.

Because Dukes Educational is seeking an ‘Excellent’ rating under the Building Research Establishment Environment Assessment (BREEAM) Hea 06 ‘Refurbishment and Fit-Out 2014’ credit for the project, there is a requirement to engage a Suitably Qualified Security Specialist (SQSS) as per the BREEAM criteria. CornerStone is well placed to provide these services under the SABRE scheme, which was introduced by the Building Research Establishment (BRE) to improve security in the built environment.

The current building is an old 1930s gym. The disused 3-storey structure has reportedly been unoccupied for a number of years, as evidenced by its current state of dilapidation. The site itself is within an affluent residential area and is overlooked by multi-storey private homes and apartments, including some temporary space let by the local Hampstead Fine Arts College. As part of the proposed re-development, the existing structure is to be demolished and replaced with a three-storey, 512 sqm “teaching accommodation” to include multi-use halls, offices, welfare and student rooms and a café/gallery for use by the college staff and its pupils.

This report is designed to fulfil the BREEAM requirements prescribed by the Building Research Establishment (BRE) in ‘BREEAM UK Refurbishment and Fit-Out 2014 non-domestic’ - Hea 06 for a Security Needs Assessment (SNA). Preparation and recommendations contained in this assessment are based on the work of CornerStone’s security consultants, in conjunction and consultation with CDC, Dukes Educational and law enforcement stakeholders.



Figure 1: Google Earth image (left - dated April 2020) and existing site plan (right) (Source: 4279 (EX) 001 Existing Site Plan\_Rev B)



## 1.1 Aim

To recognise and encourage effective measures that promote safe and secure use of, and access to and from, the building.

## 1.2 Assessment Criteria

The following is required to demonstrate compliance for the single Security of Site and Building credit:

- 1 A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent).
- 2 The SQSS develops a set of recommendations or solutions during or prior to Concept Design (RIBA Stage 2 or equivalent). These recommendations or solutions aim to ensure that the design of buildings, public and private car parks and public or amenity space are planned, designed and specified to address the issues identified in the preceding SNA.
- 3 The recommendations or solutions proposed by the SQSS are implemented. Any deviation from those recommendations or solutions will need to be justified, documented and agreed in advance with a Suitably Qualified Security Specialist.

When confirming whether the recommendations or solutions set out by the suitably qualified security specialist(s) have been implemented at the post-construction stage, it may be necessary for the assessor to use one or more of the following evidence types, supplied by the client design team:

- Desk-based evidence, e.g., manufacturers literature/certificates, etc.
- Site-based evidence, e.g., site inspection report/photographs, etc.

### 1.3 BREEAM Security Needs Assessment Requirements

The purpose of the assessment is to inform stakeholder decision-making and allow the identification and evaluation of security recommendations and solutions. In all instances, the assessor should review the evidence supplied and ensure that the points listed in the BREEAM Technical Manual have been covered.

The end result of the SNA will be to ensure that the following BREEAM audit requirements have been met:

- 1 A visual audit of the site and surroundings, identifying environmental cues and features pertinent to the security of the proposed development.
- 2 Formal consultation with relevant stakeholders, including the local Architectural Liaison Officer (ALO), Designing Out Crime Officer (DOCO), Crime Prevention Design Advisor (CPDA) & Counter Terrorism Security Advisor (CTSA) (as applicable), in order to obtain a summary of crime and disorder issues in the immediate vicinity of the proposed development.
- 3 Identify risks specific to the proposed, likely or potential use of the building(s).
- 4 Identify risks specific to the proposed, likely or potential user groups of the building(s).
- 5 Identify any detrimental effects the development may have on the existing community.

#### Recommendation Implementation

The controls and recommendations listed in the recommendations table (Table 2) and associated standards should be incorporated into design proposals and implemented in the as-built development. Any deviation from those controls and recommendations should be justified and agreed upon with the SQSS. Failure to do so could result in the BREEAM assessor highlighting non-compliance and not awarding the associated HEA 06 point.

CornerStone can support the future consultancy and design stages in which the recommendations of this SNA are implemented for the project in question. Please contact the SQSS detailed at the foot of this report for more information on additional support services.

#### Timing of Consultation

If an SQSS is consulted at a later stage than the Royal Institution of British Architects (RIBA) stage 2, this 'Security of Site and Building' credit may still be achievable. Provided all other compliance requirements are met, the credit can still be awarded where the SQSS confirms that the implementation of security measures has not been restricted or impaired or are not possible as a result of their later involvement (i.e., everything that would or could have been recommended can still be implemented).

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## 2 BREEAM Security Needs Assessment

This SNA consists of a project and site-specific assessment of security needs according to BREEAM's requirements stated in section 1.3.

### 2.1 Visual audit of the site location and its surroundings

The site is located North of the River Thames in London in the borough of Camden. 81 Belsize Park Gardens is situated within a residential area between Belsize Park, Swiss Cottage and Chalk Farm London Underground stations. It is within 0.1 miles of the Hampstead Fine Arts College for whom the development is being built. With the exception of the proposed location, which is in a state of disrepair due to having been unoccupied for an extended period, the surrounding area and properties appear affluent and well maintained. Public transport links and local amenities are good.

There are several locations of interest in the vicinity of the development location that could impact criminal or threat actor behaviour in close proximity to the site. Figure 2 is an indicative list of nearby locations for consideration. However, as this list is based on open-source intelligence gathering only, it should not be considered exhaustive.



Figure 2: Nearby locations that may affect the site threat profile (250m, 500m & 1000m radii)



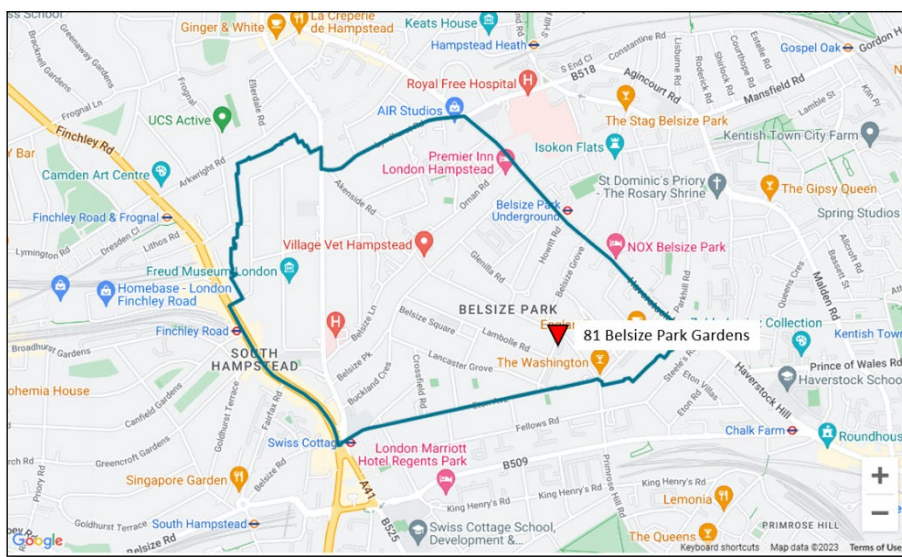


**Local Crime Pattern Analysis**

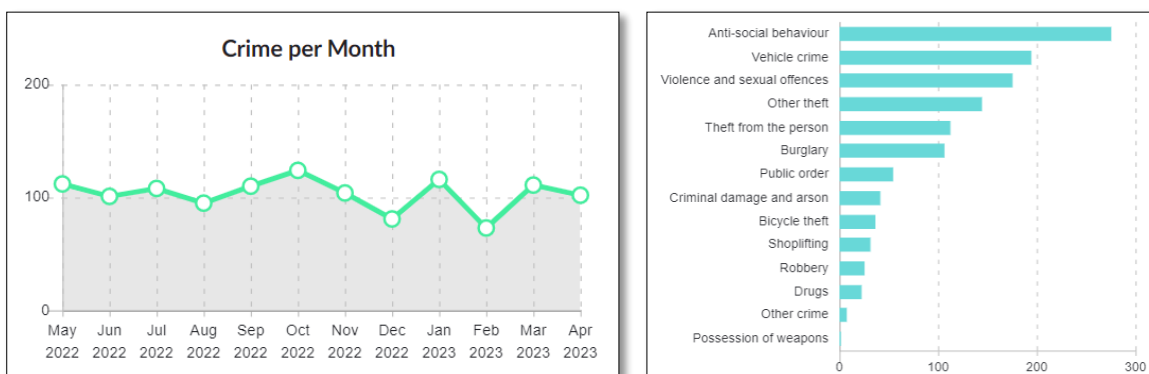
Open-source crime data analysis identified the 81 Belsize Park Gardens site as sitting within the Southeast section of the Metropolitan Police forces ‘Belsize statistical boundary’ (see Figure 3). For the purposes of this report, the crime statistics for this boundary have been assessed and provided in more detail below.

Of particular note, based on Metropolitan Police data (May 2022 to April 2023), Camden has the 3<sup>rd</sup> highest rate of crimes per 1000 people (144.6) of all the 32 London boroughs, with only ‘Westminster’ and ‘Kensington and Chelsea’ being higher for the same reporting period.

**Figure 3: Belsize - Metropolitan Police boundary**



**Figure 4: Belsize’s total reported crime and crimes by type, May 2022 – April 2023 (Police.uk)**



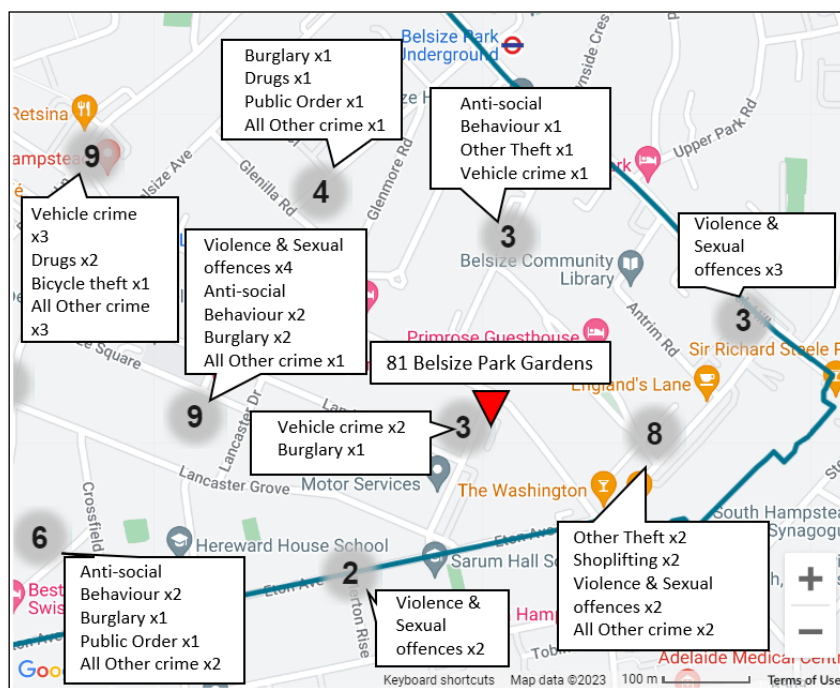
Analysis of the last 12 months of recorded crime data, from April 2022 to March 2023 (the most recently published data), for the ‘Belsize’ boundary (Figure 4) shows that, with the exception of peaks and troughs between December 2022 and March 2023, the overall crime rate trend is fairly consistent. Rates of ‘Anti-social Behaviour’ (276 incidents or 22.3%) is significantly higher than any other crime type and this is consistent with the last three years of crime data.

‘Vehicle crime’, which accounts for (195 incidents or 15.8%), is the next highest recorded crime type, followed closely by ‘Violence and Sexual Offences’ with 176 incidents or 14.2%.

Of the reported crime types, the most likely to impact the site itself are ‘Burglary’, ‘Criminal Damage & Arson’ and ‘Theft’, whereas visitors or staff working within the facility are more likely to be impacted by ‘Anti-social Behaviour’, ‘Vehicle crime’ and ‘Violence & Sexual Offences’.

In terms of crime in the immediate area, data for the last month (April 2023) recorded the following incidents, shown in Figure 5.

**Figure 5: Crime in the immediate vicinity – within the ‘Belsize’ boundary April 2023 (Source: Police.uk)**



A total of 47 crimes were recorded for the ‘Belsize’ boundary for the month of April. Of these, the most common were ‘Violence & Sexual Offences’, ‘All Other crime’, ‘Vehicle crime’, and in joint 4<sup>th</sup> position ‘Anti-social Behaviour’ and ‘Burglary’, in order of highest to lowest frequency.

Of particular importance are six incidents involving ‘vehicle crime’ (13%) and five involving ‘Burglary’ (11%) in April 2023, which appear to have affected the immediate area. Further analysis indicated that there were four vehicle related crimes and three burglaries recorded in the last 12 months that appear to be focused on the location of 81 Belsize Gardens or its neighbouring properties.

Engagement with Hampstead Fine Arts College stakeholders also identified recent incidents of bicycle theft and, relating to the site itself, one or more occurrences of ‘squatting’.

Based on the associated data summarised in Figures 4 and 5, the following risk matrix (Table 1) has been compiled to identify the most likely threats to the site in question, as well as the possible impact to the redeveloped site once operational.

Table 1: Threat Risk Matrix

		Impact				
		Negligible	Minor	Significant	Major	Catastrophic
Likelihood	Very High	Violence & Sexual offences				
	High	All Other Crime, Anti-social Behaviour	Vehicle crime			
	Medium		Theft from the Person	Burglary		
	Moderate	Drugs, Other Theft, Public Order			Criminal Damage & Arson	
	Low	Shoplifting, Bicycle Theft	Terrorism (all) London	Robbery, Possession of Weapons		Terrorism (all) against site
Risk Codes						
Low		Medium		High		Very High

**Terrorism**

The typical targeting criteria for terrorist attacks does not extend to the site, its immediate surroundings or the nature of its operations; as such, the facility is deemed to have a negligible risk from terrorism-related incidents either directly or indirectly.

London is, however, a target-rich environment for domestic and transnational terrorism due to its population density, its political, economic and cultural significance, and large number of tourist attractions, so an event cannot be ruled out. Should such an incident take place, it could affect local transportation networks within London, and this may impact public transportation and vehicle traffic to and from the site.

In terms of the national threat level, at the time of publication the threat from terrorism is ‘Substantial’, meaning an attack is likely in the United Kingdom according to MI5 open-source information. The national threat level has five ratings, with ‘Substantial’ being third from the bottom/least likelihood.

## 2.2 Formal consultation with relevant stakeholders

“Providing the SQSS can provide evidence of reasonable attempts to obtain feedback from relevant stakeholders, this aspect of the SNA requirements will be satisfied. In the event that a relevant stakeholder does not provide a response when consulted (e.g. if they do not respond following a reasonable period, or they confirm that are unable to deal with the enquiry), it would be expected that the SQSS consider alternative sources of information. For example, the SQSS may decide to refer to freely-available crime data on the [Police UK website](#), and include a summary or analysis of this in the SNA. In some cases, several sources may be considered in conjunction”.

*\*Source: BREEAM KBCN1470*

The following section details the responses from said engagement.

### Counter Terrorism Security Advisor (CTSA) feedback

CornerStone reached out by email to the designated CTSA for the area on 15<sup>th</sup> June 2023 to specifically discuss this site in relation to the threat of terrorism.

The local CTSA responded, recommending that the DOCO be contacted in the first instance, who would review the plans if the project was intending to apply for a Secure By Design (SBD) accreditation.

### Designing Out Crime Officer (DOCO) feedback

CornerStone reached out by email to the designated DOCO for the area on 15<sup>th</sup> June 2023 to specifically discuss this site in relation to crime.

The local DOCO responded saying that their department is only able to assist in terms of meetings and consultation for SBD scheme implementation.

*\*SQSS note – the SBD accreditation scheme is independent of BREEAM and is not a requirement necessary to achieve a credit under HEA 06 (see Section 1.3).*

## 2.3 Risks specific to the proposed, likely or potential use of the building

Multi-functional educational facilities require many categories of assets to operate. The primary assets relevant to this SNA are related to ensuring the safeguarding of its staff and students whilst utilising the facilities, e.g. the physical infrastructure of the building and the building’s supporting services (power, internet, heating, etc.).

Significant or complete damage to the facilities or loss of access would impact the operations of the college and potentially its user’s well-being.

By taking the site’s assets into account, it becomes possible to assess the degree to which the site might be impacted by different threats’ activities. Having identified the critical assets, the following threats should be considered as there is a risk that they may impact the use of the building:

- ◆ Burglary
- ◆ Criminal Damage and Arson








#### Theft

Specific to the site Hampstead Fine Arts College, personnel reported a number of bicycle thefts and a break-in affecting adjoining properties, and at least one incident of squatting within the building itself in recent months. Squatting and the associated criminal damage necessary to gain unauthorised entry is, however, an opportunistic crime encouraged by the vacant nature and lack of maintenance of properties; as such it is unlikely to affect the redeveloped building.

Whilst there will be increased opportunities for witnesses to be present once occupied, it is possible the site will present an attractive target for burglary out-of-hours due to the assumed presence of portable IT equipment kept on site associated with educational facilities.

## 2.4 Risks specific to the proposed, likely or potential user groups of the building

The proposed site must provide a safe and healthy environment for user groups to maintain a good reputation as a Higher Education Institute (HEI). Based on the available crime data, the following threats should be considered as there is a risk that they may impact user groups of the building whilst transiting to or from the site:

-  Anti-social behaviour
-  Bicycle Theft – secure cycle storage is, however, included in the designs of the redevelopment
-  Public Order
-  Robbery
-  Theft from the Person
-  Vehicle crime – pertains only to individuals making use of public parking in the area
-  Violent and Sexual Offences

## 2.5 Detrimental effects the development may have on the existing community

The site's redevelopment and use, once operational, is very unlikely to have a negative impact on the security or general well-being of the surrounding environment. The new facility will replace a disused gym with a similar elevation that has been unoccupied for many years and is likely, by comparison, to be well received by improving the view of local residents. Subject to sufficient perimeter Video Surveillance System (VSS) camera coverage, it is also possible that immediate adjoining residential properties will benefit from the increased deterrent the physical security and increased footfall (college personnel and students) provide.



### 3 Security recommendations

There are security measures needed for mitigating the inherent risks that could negatively impact the 81 Belsize Park Gardens site. The possible solutions are outlined in Table 2 against the areas of the site. The security recommendations are the results of having identified the threats and risks able to affect site operations at a given time. It is equally important to understand and anticipate ways in which threats and risks might evolve over time. This evolution can be the result of a change in the threat environment or in the design and construction of the site over time.

*Table 2: Security Recommendations*

Location	AACS	VSS	Intercom	IDS	Security lighting	Security Signage*	Physical security
Building Entrance(s)	✓	✓	✓	✓	✓	✓	✓
Building Envelope		✓			✓	✓	✓
Common / Circulation areas		✓					
Cycle Store (internal)	✓	✓			✓	✓	✓
Fire Exits		✓		✓	✓		✓
General Storage							✓
IT/ Service Areas	✓			✓			✓
Lift							
Office Space	✓			✓			✓
Perimeter		✓			✓	✓	
Plant Room	✓			✓			✓
Roof Access	✓	✓		✓	✓		✓
Stairwells					✓		
Utility Risers				✓			✓
Windows / Glazing				✓			✓

*\*It should be noted that VSS signage is a requirement, as per UK legislation, if a video surveillance system is operational at the site.*

The recommendations included in Table 2, and the application of measures to address them, should be considered in conjunction with relevant security standards for Automated Access Control Systems (AACS), VSS, video intercom systems, Intruder Detection Systems (IDS), security lighting, physical building structure as it pertains to security, and perimeter security measures.

Such information can be found in:

- Secured By Design (SBD) guidance – New Schools 2014
- The British Standards Institute’s (BSI) BSEN portfolio
- The British Standards Institute’s (BSI) Publicly Available Specifications (PAS) portfolio
- The internationally recognised ‘Loss Prevention Standards’ (LPS)
- The Chartered Institution of Building Services Engineers’ ‘SLL Code for Lighting’
- The National Protective Security Authority’s (NPSA - *formerly CPNI*) security principles and advice and guidance library

### Requirements for guarding support

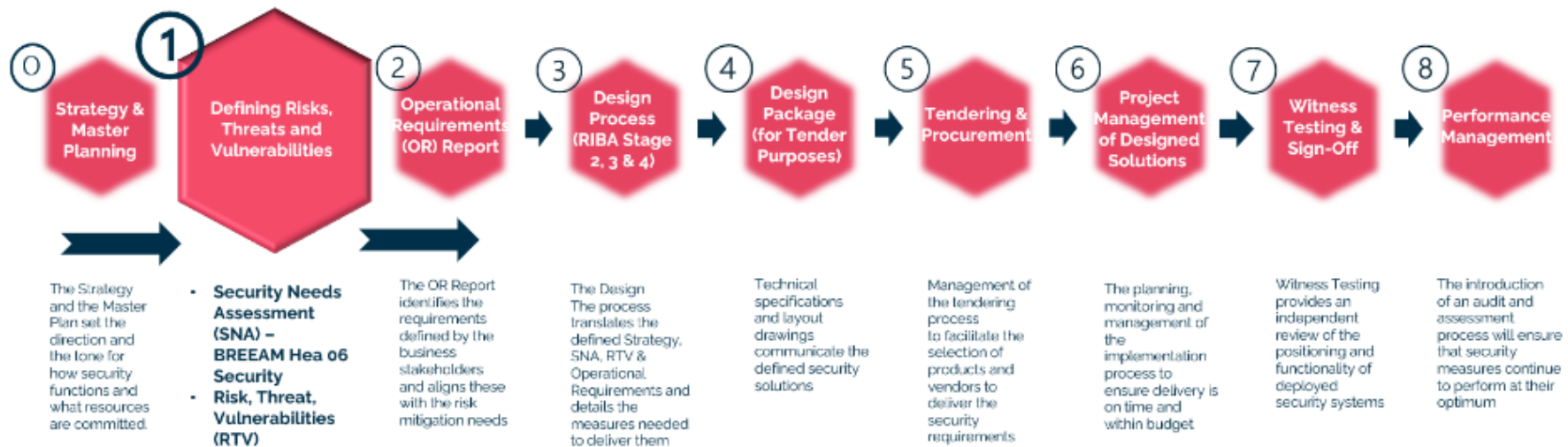
The assessment of the level of guarding provisions is outside of the scope of this report; however, the principles justified the need for guarding support. Indeed, it is important to note that all technical systems will be affected by the quality and quantity of manned guarding services. The application of guarding is a requirement of Secured by Design (SBD69).

### Requirements for security operating procedures

The requirement of policies and procedures are outside of the scope of this report; however, it is important to note that the successful security operation of the site will depend on the security operating procedures that are in place, including the onboarding process for staff and contractors. These procedures need to be reviewed and updated as and when the technical solutions on site are replaced to ensure that they remain compatible.

## 4 Next Steps

# Project Holistic Approach - Next Steps



# Appendix A: SQSS Qualifications and Experience

### Suitably Qualified Security Specialist

Christopher Duffy acted as a the Suitably Qualified Security Specialist (SQSS) with responsibility for the production for this SNA. Christopher’s experience and qualifications, summarised below, are provided against the requirements of the BREEAM HEA 06 SQSS criteria.

BREEAM HEA 06 SQSS Criteria	SQSS Applicability
<p><b>Minimum of three years’ experience in a relevant security profession (in the last five years). This experience must clearly demonstrate a practical understanding of factors affecting security in relation to construction and the built environment, relevant to the type and scale of the project being undertaken.</b></p>	<p>Corporate security management experience in large Publicly Accessible Locations (PALs), hybrid estates, Security Operations Centres (SOCs) including EMEA, retail and parking complexes, high-rise commercial properties, and both high-net-worth and social housing projects at various stages of development.</p> <p>Security Consultancy experience in Risk, Threat and Vulnerability assessments (RTVs), Site Security Reviews, Physical Penetration Testing, SABRE assessments, Site Due Diligence (SDDs) reports and Security Needs Assessments (SNAs). Recent SNAs have involved private commercial and residential developments, as well as medical, educational and prison public sector facilities.</p>
<p><b>Holds a suitable qualification relevant to security.</b></p>	<ul style="list-style-type: none"> <li>◆ Certified Security Management Professional (CSMP) with the International Security Management Institute (ISMI)</li> <li>◆ Security and Risk Management Consultancy (SRMC) with Frontier Risks Group at the Emergency Planning College (EPC)</li> <li>◆ Managing Security Surveys (Perpetuity Training)</li> <li>◆ SABRE</li> </ul>
<p><b>Maintains (full) membership of a relevant professional body, institute or certification scheme that has a professional code of conduct to which members adhere.</b></p>	<p>Full member of the Security Institute (MSyI).</p>
<p><b>A specialist registered with a BREEAM-recognised, third-party licensing or registration scheme for security specialists.</b></p>	<p>SABRE-registered Professional Assessor SLC-007-013.</p>

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