CPTED Audit &

Site Assessment Checklists

SAFETY AUDITS AND SITE SAFETY ASSESSMENTS and DESIGN CHECKLIST

Planning for a Site Assessment

Why Conduct a Site Assessment?

- To determine community safety factors which increase actual and perceived vulnerability for users
- To determine measures and design applications which will enhance the safety of a site for users
- To identify measures and design application which will deter potential offenders (for example, by increasing the actual or perceived risk of apprehension).

What do you look for during a Site Assessment?

Site assessments are undertaken by professionals with expertise in CPTED, who will involve particular specialists as required, to provide comment and solutions on community safety related issues that are within their areas of expertise (for example, lighting, landscaping, urban design). During a Site Assessment the locations of vulnerable areas or uses are noted. This can include community facilities, cultural centres, car parks, bus stops, open space, school and tertiary institutions, key pedestrian routes and public toilets.

Site Assessments also look at the potential presence of vulnerable groups, who they are, how they use the area, whether they are potential or actual targets and why.

Two practical procedures are used to undertake an assessment of an area or site with respect to community safety. These are the Site Assessment and Safety Audit.

What is a Site Assessment?

A Site Assessment is the process by which professionals and specialists assess a site by applying Community Safety principles, to determine the factors that are impacting on the actual and perceived safety of that site for potential users.

It also involves the input and analysis of a broader range of data that should include an exploration of the wider social, economic and environmental issues. Recommendations for improvements to the safety of the area are based on this assessment and Crime Prevention Through Environmental Design principles.

A Site Assessment may include several site visits to assess and investigate various design aspects of the area. It can also include a subjective process of assessment known as a Safety Audit.

What is a Safety Audit?

A Safety Audit is a practical way to assess the perceived safety of an area. It involves representatives of various sectors of the community assessing a site to identify those factors that impact both negatively and positively on their feelings of safety. It typically involves a group of people walking around a defined area, with each participant writing their individual feelings down for later analysis. Participants may be given an overview of the purpose of the audit prior to undertaking it, but there is no professional input during the audit. A Safety Audit can be conducted at differing times of the day and night using the same groups or individuals.

Outcomes from a Safety Audit can include suggestions of practical solutions for issues that are recognised as having a negative impact on safety.

A Safety Audit allows for the detailed subjective interpretation of the environment from the perspective of particular user groups (women, youth, people with disabilities), who may see an area differently from professionals and experts.

A Safety Audit should ensure that the changes made to an environment are relevant and meet the needs of user groups. These changes may include:

- Different weekend uses or users of an area
- Location of generators/attractors for example, licensed premises and gathering places
- Potential for mixed uses/activities such as community events
- Fixed activities in the daytime
- Level of after hours usage
- People's perception, recognising that crime and perceptions of safety are related to: gender, aged, mobility, level of disability, culture, etc
- Public transport routes and shops – distance to residential areas
- General appearance of the area
- Lighting
- Extent of housing mix
- Police activity
- Method and location of access to an areas by potential offenders
- Existence of Neighbourhood or Business Watch
- Role of other business or community bodies
- Community development programs
- Other programs/processes/systems in existence.

It is also important to take into consideration and anticipate, future trends likely to affect the areas, including the social mix, and demographics such as age distribution, education and employment, as well as the nature of catchments for potential offenders and victims. Future police activity in the area and major change to the urban infrastructure should also be considered.

Site assessments should be undertaken and submitted with a planning application by an appropriately qualified professional. Any site assessment should consider a full range of technical analyses and cover the following steps:-

Step 1 - Preparing for Site Assessments

The following should be taken into account when planning a site assessment from a safety perspective:

- Define the site, context, development or related policies
- What are the safety issues?
- Who should you involve and/or consult in your assessment?
- When to assess the site? Day or night, peak use times, special events times, over what period?
- Tools to take, camera, maps, video, clipboard, tape-recorder
- What mode of transport to best assess access issues, e.g. walking, cycling, public transport, motor vehicle or all?
- What method? Full site assessment or safety audit?

Step 2 - Assessment of Wider Context

When assessing the safety related issues of the wider spatial context, the following should be taken into account:

- Main pedestrian routes from activities to public transport stops and car parking;
- Car parking location;
- Underpasses/overpasses/laneways

Step 3 - Taking account of Vulnerable Land Uses

The following vulnerable land uses should be taken into account when undertaking a site assessment or safety audit:

- Licensed premises – (including taverns, hotels, entertainment venues, licensed clubs, off-premises bottle shops and nightclubs)
- Large entertainment and recreational venues,
- Large institutional uses (e.g. tertiary campuses, hospitals)
- Schools
- Car parks (50 spaces and greater),
- Any use operating at night-time (after 9.00pm) or over a 24 hour period - (ATM's, service stations, institutions or tertiary educational facilities, public transport interchanges);
- Any large scale project considered to have wide ranging safety implications such as (but not limited to) major shopping centres.
- Public telephones
- Public toilets
- Automatic Teller Machines
- Public open space, parks etc.

Step 4 - Safety Through Other's Eyes

When undertaking a site assessment or safety audit the following are issues related to people which should be taken into consideration:

- Footpath surfaces.
- Distance between car parks and entrances to facilities and shopping centres.
- Safe facilities for children.
- Safe movement from edges to centres.
- Heights of signs.
- Access to public transport.
- Ease of mobility.

- Consultation –

  - with different cultural groups to improve understanding of the design environment;
  - with men and women to understand gender differences relating to different feelings of safety and different levels of fear;
  - with the aged and disabled on access, mobility, signage and safety.

Planning for a Safety Audit

Why conduct a Safety Audit

It is recognised that poor urban design and management are contributing factors to fear of crime in a community. However, those best placed to determine the factors that contribute to fear of crime are often not the specialists or crime prevention professionals but people who live, work or play in the community of interest. A Safety Audit involves those user groups in identifying vulnerable areas and factors that contribute to, or detract from feelings of safety in areas. It is a qualitative process that records subjective feelings and perceptions from the participants as a means of identifying community safety issues.

Safety Audits can:

- Identify factors that enhance the actual and perceived vulnerability of a site and therefore, the potential problems
- Provide guidance for future planning and building development
- Assist in developing a sense of community ownership and responsibility.

PROBLEM AND SUGGESTED IMPROVEMENTS FORM
(FOR CPTED AUDITS)

LOCATION	DESCRIPTION OF PROBLEM	SUGGESTIONS FOR IMPROVEMENT

Audit Findings:

IDENTIFIED SITE	ISSUES ARISING (DIFFERENTIATE BETWEEN ACTUAL AND PERCEIVED)	SUGGESTIONS FOR CRIME PREVENTION STRATEGIES	CPTED PRINCIPLE INVOLVED	STAKEHOLDER INVOLVEMENT RECOMMENDED
1. 2. 3. 4.				

CPTED AUDIT CHECKLIST (1)

1. General Impressions
What are your gut reactions to this place?
How comfortable do you feel? What makes you feel this way?

2. Lighting
How good is the lighting?
Does it evenly illuminate the area or create shadows?
Are any lights broken and are there any signs indicating who to report this to?
Do trees or bushes obscure lighting?
How well are pedestrian walkways illuminated?
Are you able to identify a face 25 metres away?
Does lighting illuminate directional signs or maps?

3. Signage
Are there directional signs nearby?
Are there signs to show you where to seek emergency assistance?
What signs should be added?

4. Sightlines
Can you see clearly what's ahead, if not, why?
Are there hiding places?
Does landscaping block sightlines?
What would make it easier to see? (angled corners, mirrors, trimmed bushes etc)

5. Isolation
Does the area feel isolated?
Is it easy to predict when people will be around?
Do you feel safe waiting for public transport here?
How far away is the nearest person to call for help?
Is the area patrolled or monitored with surveillance equipment?
Is the area designed to facilitate natural surveillance? (e.g. windows on the street vs. blank walls)

6. Movement Predictors
How easy is it to predict a pedestrian's route?
Is there an alternative well-lit route?
Can you see what is at the end of this route?

7. Entrapment sites
Are there recessed areas that could be locked? e.g. laneways.
Are there small confined areas where someone could hide? (between garbage bins, doorways, construction sites)

8. Escape Routes
How easy would it be for an offender to disappear?
Is there more than one exit?

9. Activity uses
How much activity is there in the area, during the day or at night?
Does the activity levels provide for passive surveillance of the area?
Are activity uses compatible with each other?

10. Maintenance
Is there evidence of graffiti or vandalism?
Is there litter lying around?
Do you know who to report maintenance to?
Does the place feel cared for?
Are there other materials/textures/colours/features that would make the place feel safer?

11. Territorial Definition
Is the site clearly defined?
Are transitional zones defined?
Is there conflicting use of space?
Is there a clear definition between public and private space?

CPTED AUDIT CHECKLIST (2)

	SATISFACTORY	*UNSATISFACTORY*
Finding your way around		
1. Lighting of safe routes		
2. Sightlines		
3. Signage		
4. Hardware to summons help		
5. Choice of pathway routes		
6. Problem spots		
Surveillance and visibility		
7. Land use mix		
8. Activity generation in public places		
9. Social mix		
10. Natural surveillance of gathering areas		
11. Concealment opportunities		
12. Building floor/ plans and observation/window placement		
13. Site layout		
14. Playgrounds		
15. Pathways		
16. Service areas		
17. Public utilities – telephones, ATMs, bus shelters/ stops		
18. Youth recreation facilities		
19. Public toilets		
20. After hours surveillance		
21. Car parking		
22. Fences and gates		
23. Blind corner visibility		
Landscaping		
24. Mature vegetation		
25. Planting size, type and number		
26. Concealment opportunities		
27. Sightlines		
28. Relationship to lighting		
Lighting		
29. Lighting levels		
30. Glare		
31. Car park/underpass/overpass/crossing lighting		
32. Lighting type/design		
33. Ease of maintenance		
34. Lighting of pedestrian routes		
35. Needs of special groups		
36. Relationship to landscaping		
Territorial Definition		
37. Site definition		
38. Transitional zones defined		
39. Signs/cues		
40. Territorial entrance – privacy		
41. Conflicting space use		
42. Licensed premises		
Image		
43. Maintenance		
44. Graffiti and vandalism		

Planning		
45. Conflicting land uses		
46. Land use mix		
47. Social mix for interaction		
Management		
48. Attention to needs of vulnerable groups activity		
49. Management and maintenance		
50. Opportunities for intervention		
51. Transportation, location of bus stops in relation to		
52. Surface materials/unevenness		
53. Obstructions of pathways		
Building materials/structures/furniture		
54. Vandal resistant materials		
55. Level of maintenance		
56. Street furniture		
57. Quality of doors/shutters		
58. Construction image		
Access/egress control		
59. Entrance control systems – staff, hardware etc.		
60. Entry points – number/location		
61. Safe routes to car parks/street		
62. Fencing		
63. Signage		
64. Non legitimate user access		
65. Laneways		
66. Overpasses/tunnels		
67. Security hardware		
68. Reception/high risk spaces		
69. Windows and grilles		
70. Balcony access		
71. External storage		
72. Visibility of post boxes		
73. Separation of conflicting uses – pedestrian/vehicle/cyclist		
Activity Uses		
74. Current users		
75. After hours use		
76. Activity conflict		