



CPTED

Crime Prevention Through Environmental Design

CSPD Crime Prevention Team



CPTED

- ❧ CPTED stands for Crime Prevention Through Environmental Design
- ❧ Created by Criminologist C. Ray Jeffery in the early 1970's
- ❧ CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts
- ❧ Based upon the theory that the proper design and effective use of the environment can reduce crime, reduce the fear of crime, and improve the quality of life



FUNCTIONS OF CPTED

- ❧ By working with the Police Department developers gain ideas to utilize natural surveillance, access control, and territorial reinforcement for business and homes
- ❧ From there, homeowners can make further “improvements” to their property and structures to safeguard against criminal activity
- ❧ Through the collaborative effort of developers, homeowners and police we strive for a more secure community





FOUR CHALLENGES OF USING CPTED

- ❧ Lack of knowledge in the principles of CPTED by developers, the public and sometimes police
- ❧ Communities “resistant to change” attitude
- ❧ Existing communities and neighborhoods that would now require a large expense to implement CPTED changes
- ❧ Expense for home owners and developers



HOW TO GET STARTED

THINK LIKE A CRIMINAL

Do you know the weak spots of your home

Areas of interest to a burglar/thief

Are their areas of ambush or concealment that a criminal can use against you

Criminals think in this way, can you?





DEFINITIONS

- ❧ Thief – Someone who wants to steal your things but does not want a confrontation with you
- ❧ Robber – Someone who wants to steal your stuff directly from you. Usually armed and uses either a threat of force or actual force to obtain property
- ❧ Burglar – Someone who enters property of another and commits a crime within.





COLORADO SPRINGS

- ❧ Per year Colorado Springs has approximately 3,500 Residential Burglaries
- ❧ Clearance rate on these crimes is about 15% which is higher than national average
- ❧ Generally when a burglar is caught we, the police, can clear multiple cases.





COLORADO SPRINGS

- ❧ We have many more daytime burglaries vs. nighttime (thieves) about 80%
- ❧ We have unsophisticated and opportunistic criminals that will exploit an easy target. If the home is well secured the burglar will go elsewhere
- ❧ The goal of this is to make your home a “HARDER” target for criminal activity



HOME SECURITY





HOME SECURITY: DOORS

Garage Door

- Keep it closed if it's out of your sight even if for a second
- Properly control your garage door opener
- Keep garage door code uncommon and hard to figure out
- Treat all doors leading to the garage as “outside access doors”
- Don't hide keys





HOME SECURITY: DOORS

- 🔑 Front, Side and Rear Entry Doors (including door between garage and house)
 - Solid Core Wood, Metal or Fiberglass
 - Strong Framework
 - Hollow-core doors should only be used internally in a home





HOME SECURITY: DOORS

- 🔒 Sliding Glass Doors
- 🔒 Secured Pet Doors
- 🔒 Door Viewers
- 🔒 Smash Plates





HOME SECURITY: DOORS

- 🔗 Don't blindly open door for strangers.
- 🔗 Look out peep hole and or window prior to opening.
- 🔗 It's ok to talk to someone through a locked door.
- 🔗 Practice with children.

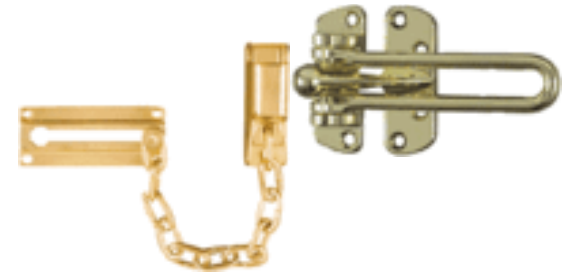




HOME SECURITY

🔗 Types of locks

- Chain Locks vs. “Bar” Type Locks
- Single-Cylinder Deadbolt Locks
- Double-Cylinder Deadbolt Locks
- Screws 1 Inch Into Wall through plate
- Keyless Locks
- Rekey New House/Apartment
- Key Storage





HOME SECURITY: SAFE ROOM

- Location – easy access is a must
- Safe Room Necessities
- Cellular Phone with charger/Landline
- Flashlight And Extra Batteries
- Home And Automobile Keys
- Protection Devices/weapons
- Discuss Plan With All Occupants
- Practice
- Door must be solid core and possible smash plate





HOME SECURITY: WINDOWS

- Types Of Windows
 - Double and single pane
 - Tempered glass
- Window Coverings
 - Examine Your Home
 - Protect Ground Level View From Outside
- Window Locks
 - Install Good Quality, Metal Locks
 - Pins & Bolts
 - Security bars and Dowels





HOME SECURITY: LIGHTING

- 🔗 Exterior Lighting
- 🔗 360° Lighting
- 🔗 Pathway Lighting
- 🔗 Timers
- 🔗 Motion Sensors
- 🔗 Night Lights
- 🔗 Photometric Lights





HOME SECURITY: ALARMS

Alarms

Many Varieties and companies

- Silent
- Perimeter
- Motion Detection

Alarm Monitoring

- Evaluate Companies
- Reset Codes if buying existing system
- Remote viewing



XFINITY® HOME
SECURITY • CONTROL • ENERGY



HOME SECURITY: CAMERAS

- 🔗 Monitored by a Company
- 🔗 Monitored by Owner
- 🔗 Self Installed Capability
- 🔗 Can record for Evidence
- 🔗 Night Vision Capability
- 🔗 User Friendly





HOME SECURITY: DOGS

- Alternative To Alarm System
- Positives
 - Acute Hearing & Smell
- Negatives
 - Care & Training
 - Liability?
- What size is best?
- Fool the criminal techniques





HOME SECURITY: BUSHES

- Shrubbery
- Defensive:
 - Thorns or stiff, spiky leaves
 - Roses, barberries, firethorn, etc.
- Trim It
 - Allow for clear viewing of property especially entry and exit areas
 - Always check views from street level, so you can see what everyone else sees





HOME SECURITY: BUSHES

- ❗ Shrubs on property should not block windows from view
access of property
- ❗ Shrubs and trees should not provide hiding places on the
property
- ❗ Remember police drive by on the street, if you want to
know what we can and can't see on your property drive
by your house and see





GOOD OR BAD?





GOOD OR BAD?





GOOD OR BAD?



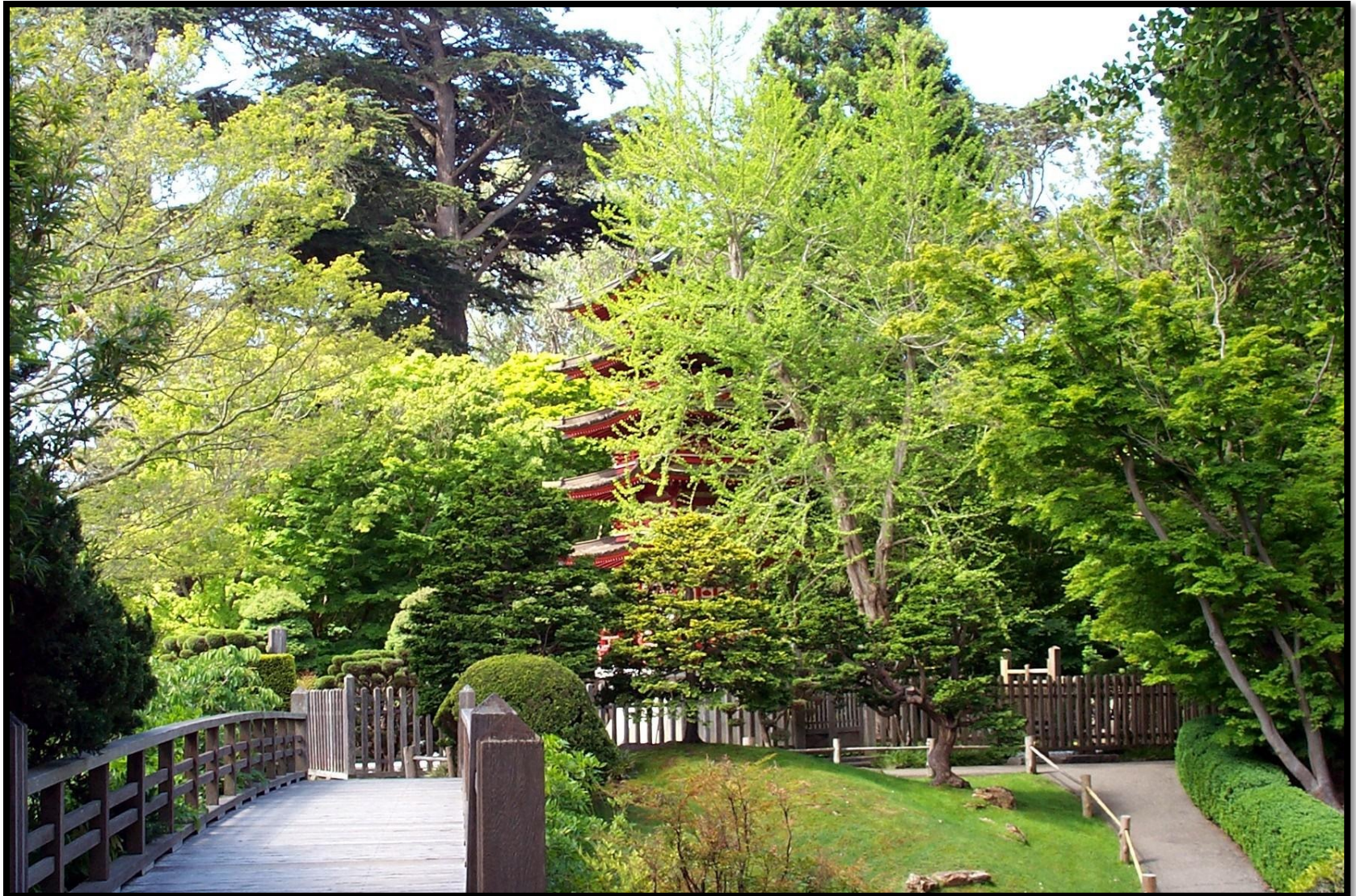


GOOD OR BAD?





GOOD OR BAD?





GOOD OR BAD?





TREES AND BUSHES

- ❧ CPTED Rule 1: Trees should be trimmed up to 6-8 feet from ground level
- ❧ CPTED Rule 2: Shrubs should be trimmed down to 4 feet and under
- ❧ CPTED Rule 3: Vegetation should be moved away from structures to prevent hiding places for criminals
- ❧ Yards should be kept clean of debris and overgrowth – **broken windows theory**



OTHER ISSUES

- ❏ Window Wells
- ❏ Sheds and out buildings too close to main structure
- ❏ Obscured doors by an object and vegetation
- ❏ Poor lighting in some exterior areas of the house
- ❏ Retaining walls in the rear of property obscuring views of neighbors



WINDOW WELLS





WINDOW WELLS

- 🔒 Secure within code
- 🔒 Make sure locking mechanism in side the well
- 🔒 Make sure key is in easy access location but out of site to others





HOME SECURITY: KEYS

- 🔗 Safeguard all keys to your home
- 🔗 Do not leave in common/obvious places
- 🔗 What Not To Do With Spare Keys
 - Don't Hide In Car
 - Don't Leave In Wallet Or Coat
- 🔗 Children And Keys





Home Security and Visitors

- ❧ Wide Angle Door Viewers
- ❧ Confirm Identification
- ❧ Packages
- ❧ Always let people know you are home
- ❧ Caution approaching doors
- ❧ Never Tell Visitors You Are Alone
- ❧ Offer To Make Call While Visitor Waits Outside





HOME SECURITY: Your Schedule

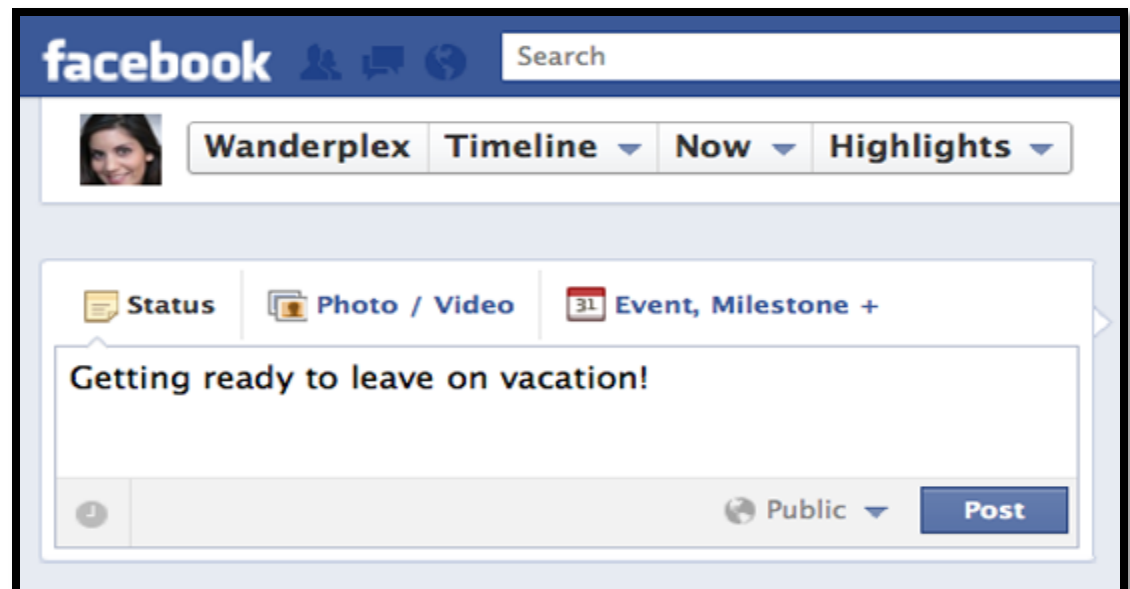
🔗 Don't Broadcast Your Plans In Public



🔗 Beware of telephone “researchers” or strangers that appear at the door

🔗 Don't reveal when you won't be home to anyone you don't know or trust.

🔗 Jiffy Lube Example





HOME SECURITY: Mail Services

- 🔗 Mail Theft on the rise
- 🔗 Personal Mailbox Service
 - Eliminates home delivery of valuable items
 - No telltale accumulation of mail
- 🔗 Don't mail your bills from the home mailbox
- 🔗 Consider online banking
- 🔗 Post Office Box





PROTECTING YOUR PROPERTY

- 🔗 Property inventory sheet
- 🔗 Photos or video of property
- 🔗 Insure expensive items
- 🔗 Keep financial information in a separate location (safe)





IF YOU COME HOME TO A BURGLARY

- ❗ Don't go inside, call the Police and wait
- ❗ If you're already inside don't touch anything
- ❗ Take an initial report, and check everything to see what is missing
- ❗ Notify neighbors, they may have seen or heard something





START TODAY

- ❧ Make your home and property safe starting today.
- ❧ Even little changes can make a big difference in home security
- ❧ You practice for family fire safety. Now it's time to plan for criminal awareness and safety
- ❧ Call your Crime Prevention Officer with any questions



QUESTIONS?

