

# Hemmingwell EVA

## Safer Streets Bid 2021/2022

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In an emergency call **999**  
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**Northamptonshire Police**

Fighting crime, protecting people

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## **Summary of recommendations**

*An executive summary of the main findings is always good practice, followed by the detail in the rest of the report*

- All alleyways should be cleaned and kept in good order on a regular basis.
- Alleyways that are used primarily to access rear of their properties to be gated off. The gate should be high enough to prevent access by climbing. Keys to be handed to all residents.
- Alleyways under flying bedrooms that access rear of the properties to be gated off as this will prevent those from congregating under the room.
- Remove barriers that are not fit for purpose.
- Consider decorating the area by the subway and community shop to make it more pleasant for those visiting.
- Cut back overgrown tree canopies to maximise street lighting. Review street lights during hours of darkness to make sure lights are on and in good working order.
- Overgrown foliage to be cut back and maintained on a regular basis or removed completely.
- Remove garage blocks where they are not use especially those that have scaffolding around which are potentially unsafe.
- Replace and repair footpaths that are damaged.
- Consider providing more car parking spaces.
- Repair the posts at the community shop as they are rotten and damaged.
- Promote Crimestoppers and Fearless to residents on reporting incidents anonymously
- Research if area still has Street Watch running. If not, encourage scheme to be set up again or remove signs.
- Consider installing CCTV along Fulmar Lane and Gannet Lane
- Consider installing play equipment and picnic tables by the skateboard to encourage more people to use the area.
- Promote signing residents up for Neighbourhod Alert system.
- Community centre to utilise the door onto the square as the main entrance to increase footfall, visibility etc in that area.
- Consider installing CCTV by the shops and community and skills centre
- Look to install ANPR along Finedon Road industrial estate mainly along Stewart Road and Rixon Road.

- Look to install ANPR at the junction of Nest Farm Road with Hemmingwell Road.
- Identify graffiti tags and remove as soon as possible.
- Removal of old caravan to prevent anti social behaviour and possible arson.
- Consider increasing the number of litter bins and dog poo bins. Relocate those that are not in a suitable position.
- Properties bordering onto public open space or garage blocks to have secure rear perimeters that do not provide climbing opportunities for offenders. Perimeters should be 1.8m in height. Any gates to be secured in three places with closed shackle padlock.
- Consider replacing or repairing low level fencing to front of properties.
- Consider replacing those front doors that are not SBD standard with SBD composite doors.
- Consider providing local policing team with master key to properties where door replacements take place.
- Consider fitting window restrictors to all ground floor windows with restrictors to prevent persons from accessing properties in this way.
- Consider fitting sash jammers to all ground floor windows and rear/side door to secure.
- Consider fitting dusk to dawn lighting to front of properties to ensure a standard level of lighting throughout.
- Consider video doorbells.
- Review streetlights during hours of darkness to make sure lights are on and in good working order.
- Consider installing play equipment and picnic tables by the skateboard to encourage more people to use the area.
- Promote signing residents up for Neighbourhood Alert system.

## **Introduction**

*Describe location – general observations, environment and context*

Wellingborough is a large market town situated 11 miles from Northampton and 65 miles from London. The population from the 2011 Census is 49,128.

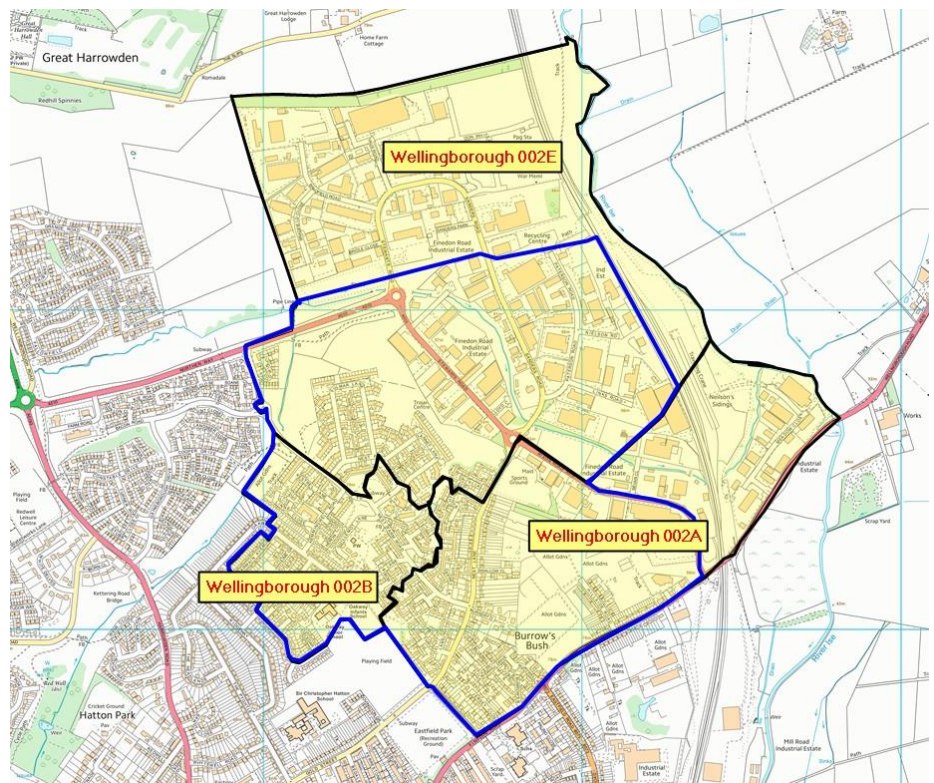
The A45 dual carriageway is to the south of the town and the A6 runs north of the town and both roads have links to the A14 and M1.

Wellingborough Railway Station operates to Leeds and London St Pancras stations.

There are three secondary schools, one Independent fee paying school, Tresham College of Further and Higher Education and 14 primary schools.

There are a number of places of interest including the Castle Theatre and Wellingborough Museum.

The area of Hemmingwell falls within three Local Super Output Areas (LSOA's) indicated on the map.



To identify risk and determine the most appropriate response, the streets of Hemmingwell have been colour coded to indicate the level of risk using a Red/Amber/Green scale with Red being the highest and Green being the lowest based upon the LSOA data.



The following three locations, Fulmar Lane, Gannet Lane and Thrush Lane have been identified as Red location where there are approximately 450 homes of which about 80% are under Greatwell Homes ownership.

Nest Farm Road and Kestrel Lane would qualify as Orange location where there are approximately 200 homes.

Hemmingwell Road, Kittiwalk Close, Nest Farm Crescent, Linnet Close, Heron Close, Shearwater Lane, Osprey Lane, Sandpiper Lane and Nighingale Lane are in the Green area and consists of approximately 1500 homes.

For the purpose of this Environmental Visual Audit it will concentrate on the Red location of Fulmar Lane, Gannet Lane and Thrush Lane.

Hemmingwell is situated approx. two miles north from the town centre of Wellingborough and is easily accessible by car, bus or foot. The area has a population of 8,272 people as of the 2011 census.

Hemmingwell was built in and around the 1970's.

To the east of the Hemmingwell is Finedon Road Industrial Estate.

Since the late 20th century, Hemmingwell has consistently recorded one of the highest poverty and crime rates of any neighbourhood in Wellingborough and has consistently been considered the crime capital of Wellingborough resulting in Northamptonshire Police putting in place several operations to reduce crime on the estate.

Hemmingwell has many struggling families and single parents.

Hemmingwell is prominently made up of terraced housing with a small number of bungalows and flats. The majority of the properties are rented through Greatwell Homes, with a small majority of being privately owned/rented.

Both Fulmar Lane and Gannet Lane are identical in layout.

There are a number of garage blocks around Fulmar Lane and Gannet Lane that are in disrepair. There have been a number of planning applications submitted for removal of trees; resurfacing of parking areas; demolish of garages; refurbish of garage blocks; creation of additional parking spaces, which have been submitted by Greatwell Home but have recently been withdrawn.

The planning application numbers are:

Gannet Lane – WP/20/00806/FUL, WP/20/00804/FUL, WP/20/00803/FUL, WP/20/00802/FUL, WP/20/00805/FUL, WP/20/0080/FUL – all submitted by Greatwell Homes but have subsequently been withdrawn

Fulmar Lane – NW/21/00026/FUL, NW/21/00028/FUL, NW/21/00029/FUL, NW/21/00027/FUL – all submitted by Greatwell Homes but have subsequently been withdrawn

There is a local shop, Chinese takeaway and a Community and Skills Centre with a room allocated to the police to use situated off Nest Farm Crescent. These are owned and rented through Greatwell Homes.

There is also The Well café with its own private car park.

In October 2020, the Hemmingwell Community and Skills Centre was granted a long-term lease by Wellingborough Council to enable it to continue and expand the



outstanding work it does in the community. The transfer and nominal rent charged will allow the centre to offer new services, which will include the provision of a youth club, library, IT and training facilities, alongside the provision of a meeting space for other community schemes to use. The centre have received a capital bid of £15,000 approved in principle which they are looking into security measures at which includes replacement shutters and door locks as well as improved internal lighting.

[https://www.wellingborough.gov.uk/news/article/1512/hemmingwell\\_community\\_and\\_skills\\_centre\\_granted\\_long-term\\_lease](https://www.wellingborough.gov.uk/news/article/1512/hemmingwell_community_and_skills_centre_granted_long-term_lease)

The Hope Church lease/run the centre next to it (the original pub) and own the church building on Guillemot Lane.

There is public open space off Nest Farm Crescent with an enclosed play area. Recently, a local resident Kam Parmar, has achieved funding for an outdoor exercise equipment to be installed by the existing play area.

<https://www.northantstelegraph.co.uk/news/people/youth-mentor-kam-giving-back-wellingborough-estate-life-changing-calisthenics-equipment-3136594>

Northamptonshire Police has Op Revive which is a multi-agency operation running to reduce violent crime within both the wards of Hemmingwell and Queensway. Both estates suffers with drug dealing and gangs related crimes.

A multi-agency walkabout of Hemmingwell was conducted by:

- Paul Golley, Office of Police, Fire and Crime Commissioner
- David Lancaster, Officer of Police, Fire and Crime Commissioner
- Susan Fletcher, Crime Prevention Officer, Northamptonshire Police
- Catherine Clooney, Borough Council of Wellingborough
- Graham Pickard, Greatwell Homes
- Kam Parmar, Community Representative
- Marcus Eaves, CVL Systems



## **Environmental Improvement Project on Fulmar Lane & Gannet Lane**

Over the years a number of garage sites have been identified requiring environmental improvement works. Undertaking a consultation event with residents of these areas it was identified that parking and ASB are the main concerns of residents.

Using the information gained from the first consultation, a second consultation event was organised with residents of each of the estates asking for feedback on the proposed scheme designs.

The information gathered from these events produced a set of scheme drawings and by making the garage areas more user friendly and providing additional parking will help to achieve a number of things such as:

- Reducing anti-social behaviour
- Improving the surrounding area for the residents
- Increase parking facilities which has been a topical issue for residents over recent years
- Allow residents to easily monitor activities in the area
- Increase resident involvement in designing their neighbourhoods resulting in resident satisfaction
- Reducing damage to the green areas (public open spaces)
- Involve local residents in tree planting events

We have liaised with our own Housing Management Team who have already flagged certain hotspots to ensure we capture all areas within this project brief as well as other agencies such as:

- The Fire Brigade – scheme drawing left for station personal to view and give feedback
- NORSE – how parking disrupts refuge collections

We will also use this opportunity to explore known areas where there have been historic issues with vandalism, access, parking etc to ensure that the package of improvements benefits the area as a whole.

## **1 - Access and Movement (Permeability)**

*Places with well defined routes, spaces and entrances that provide for convenient movement without compromising security*

### Fulmar Lane and Gannet Lane

Both Fulmar Lane and Gannet Lane are identical in layout. Each having one road that runs in a U shape leading on and off Nest Farm Crescent. From these roads are footpaths that lead to the dwellings.

The design of the area has horizontal rows of dwellings either side of the road with a vertical row of houses leading up the spine of the development. The majority of the footpaths on both streets belong to Highways.

There are a number of alleyways that serves two purposes providing rear access to dwellings and public open space. These alleyways belong to Highways. There are a number of rear alleyways that have fly tipping in.



There are a number of flying bedrooms situated over these alleyways.

There are many uneven ground levels throughout the estates, with some dwellings at the bottom of the Fulmar Lane and Gannet Lane front doors situated below road level. The uneven ground level allows offenders and associates to keep watch and disperse easily when police arrive.

Along some of the footpaths there are barriers that seem to have been randomly placed which are not fit for purpose.

There are a number of footpaths that are not wide enough for pedestrians with pushchairs and mobility scooters by the side of the main road that forces them to use the road.

There is a subway that leads from the public open space to the local shop, takeaway, community and skills centre and The Well café.



### Thrush Lane

Thrush Lane has one road leading off Nest Lane. The majority of the dwellings are terraced. The majority of the footpaths belong to Highways.

There are a number of alleyways that serves two purposes providing rear access to dwellings and public open space. These alleyways belong to Highways. There are a number of flying bedrooms situated over these alleyways.

There are number of parking areas which garages.

There are a number of flying bedrooms situated over these alleyways.

There is an alleyway that runs from Nest Lane along the back of Thrush Lane that takes you to the community shops of Nest Farm Crescent.

### **Recommendations:**

- All alleyways should be cleaned and kept in good order on a regular basis.
- Alleyways that are used primarily to access rear of their properties to be gated off. The gate should be high enough to prevent access by climbing. Keys to be handed to all residents.

- Alleyways under flying bedrooms that access rear of the properties to be gated off as this will prevent those from congregating under the room.
- Remove barriers that are not fit for purpose.
- Consider decorating the area by the subway and community shop to make it more pleasant for those visiting

## **2 - Structure (Design and Layout)**

*Places that are structured so that different uses do not cause conflict*

The vast majority of the dwellings built on the Hemmingwell estate, were built before many of the crime prevention principles existed. Therefore the environmental design is difficult to alter without large investment.

### Fulmar Lane and Gannet Lane



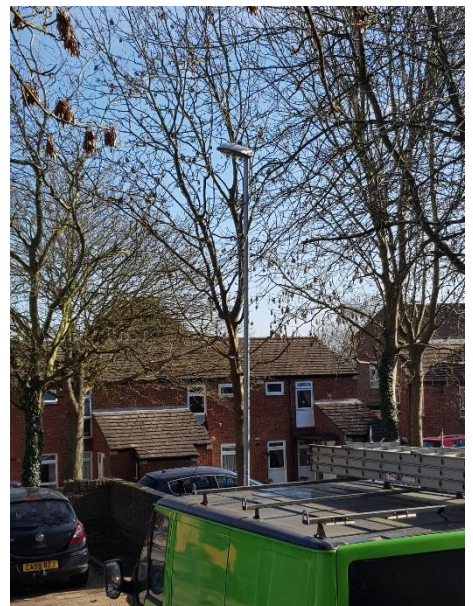
There are a number of garage blocks on Fulmar Lane and Gannet Lane that are boarded up, falling down or have scaffolding up. Only a small number of garages are currently being used by local residents.

There are not enough parking spaces and residents are parking their cars on roads, walkways and grass verges.



There are large foliage which are being used to hide weapons, drugs etc.

There are a number of large trees that when in full bloom cover lighting.





There is a large public open space between the back of Fulmar Lane and Gannet Lane and Finedon Road Industrial Estate.



The posts supporting the canopy outside the community shop are rotten and damaged.

The mosaics rings has pieces missing.

The community and skills centre sign is tired and damaged.

### Thrush Lane

There are a number of garage blocks with parking spaces on Thrush Lane. Only a small number of garages are currently being used by local residents

There are large foliage which are being used to hide weapons, drugs etc.

There are a number of large trees that when in full bloom cover lighting.

### **Recommendations:**

- Cut back overgrown tree canopies to maximise street lighting. Review street lights during hours of darkness to make sure lights are on and in good working order.
- Overgrown foliage to be cut back and maintained on a regular basis or removed completely.
- Remove garage blocks where they are not use especially those that have scaffolding around which are potentially unsafe.
- Replace and repair footpaths that are damaged.
- Consider providing more car parking spaces.
- Repair the posts at the community shop as they are rotten and damaged.

### **3 - Surveillance (natural, informal and formal)**

*Places where all publicly accessible spaces are overlooked*

#### Natural Surveillance

Due to the poor design of the estate, natural surveillance is not good due landscaping and a majority of front rooms are situated at rear of the properties.

The MUGA and outdoor gym equipment, off Nest Farm Crescent is well used and has good natural surveillance by those walking to the shopping area, those passing on the roads and block of flats.

#### Informal Surveillance

Police officers and local PCSOs do patrol the areas on a regular basis and use the police room in the Community Centre.

There are no neighbourhood watch groups.

There are signs around for Street Watch but is no longer in existence

Residents on the Hemmingwell estate are not likely to report any incidents to the police.

#### Formal Surveillance

There is no formal surveillance among the estates.

There are some CCTV cameras on The Well café but are dummies for preventative purposes.

#### **Recommendations:**

- Promote Crimestoppers and Fearless to residents on reporting incidents anonymously
- Research if area still has Street Watch running. If not, encourage scheme to be set up again or remove signs.
- Consider installing CCTV along Fulmar Lane and Gannet Lane
- Consider installing CCTV by the shops and community and skills centre



- Look to install ANPR along Finedon Road industrial estate mainly along Stewart Road and Rixon Road.
- Look to install ANPR at the junction of Nest Farm Road with Hemmingwell Road.

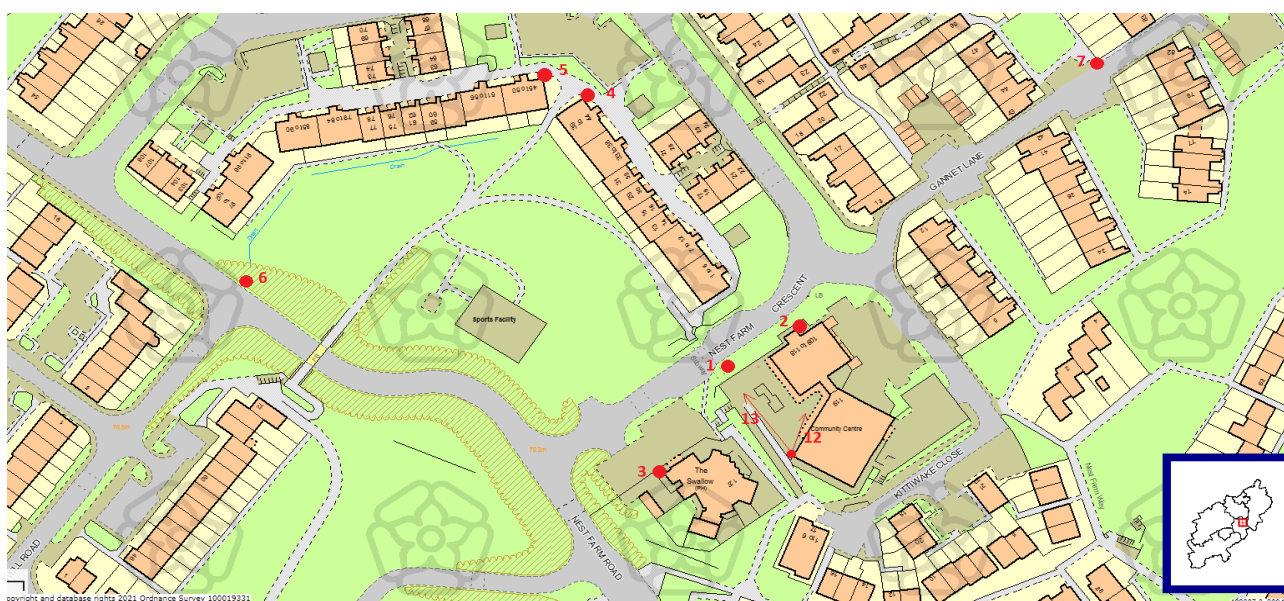
### CCTV Feasibility Survey

Cameras 1-11 – PTZ cameras

Cameras 12-13 – Static Cameras

Cameras / Posts Groundworks / Electrical Connections – **Budgetary Cost £73K**

BT link to Main Police Station Connection Charge £3150.00 + £1450.00 annual rental  
(there may be a line of sight alternative available which we could explore)



## ANPR cameras options

There is scope to dual some cameras with ANPR

Northants Police propose 3x ANPR cameras (plus electricals and install), 2 on the same lamp column at junction of Hemmingwell Rd and Nest Farm Road, along with 1 on Rixon Road near to Finedon Rd.

These locations fit in with the Force Strategic assessment recommendations – particularly for drugs and firearms - so all that would be required is to add them onto the force DPIA.

In terms of costs the below will cover it:

3 dual lane ANPR cameras - £14,500  
2 lamp post conversions to heavy duty post & commando socket install - £3000  
3 Ezytxt power monitoring - £500  
3 Camera install & test - £2000



### Sanders Rd

£1165 electrics (new post install)  
£4472 Camera  
£157 Ezytxt power monitor  
£276 install

### Stewarts Rd

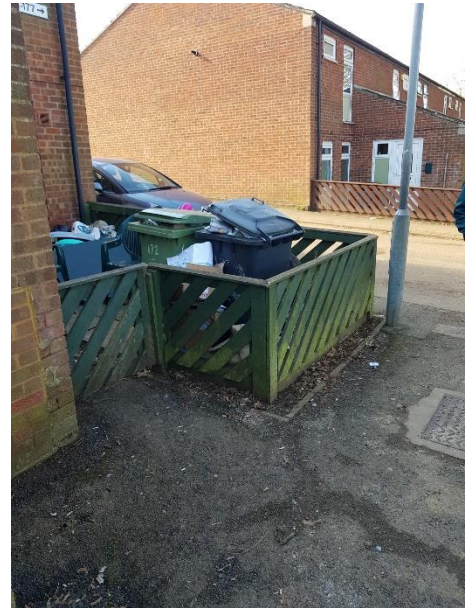
£737 electrics (lamp column replacement aggregated cost – normally around £1300)  
£4894 camera (3 lane camera)  
£157 Ezytxt power monitor  
£276 install



## **4 - Ownership**

*Places that promote a sense of ownership, respect, territorial responsibility and community*

Properties do have private space to front although most have rubbish/wheelie bins stored there and the low-level fencing and gate. Some of the fencing is rotten and/or damaged.



Fencing to the rear of the properties vary in height and styles. Some are rotten and/or damaged.

A number of properties have even fitted 6ft fencing to the front of their properties with external letterboxes.



There is a lot of litter and evidence of street drinking.

There is a lot of flytipping around behind properties, on footpaths, top of garage blocks and on the public open space behind the streets.



There is a homeless person that lives on the public open space behind Fulmar Lane and Gannet Lane who, accordingly to local residents, takes rubbish bags and rips them open in the area. He has also set fires.



There is an old derelict caravan which has been there some time and causes a number of anti social behaviour issues.

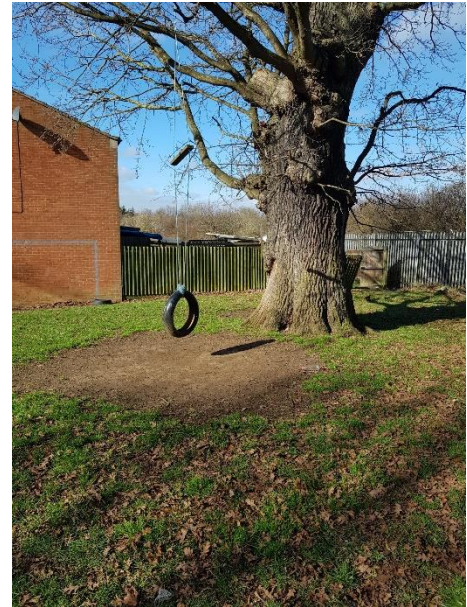
Graffiti can be seen especially on the end gables of properties as there are no windows.



Overgrown foliage makes the estate look neglected and creates a sense of feeling that no one cares. Also creates hiding spaces for offenders to hide weapons/drugs, etc.



Residents have fitted their own swing and drawn football goal on the end gable of a property. There is also a deflated bouncy castle.



The newly built outdoor gym equipment was built for the community and has been welcomed and used by many people. Kar Parmar stated that he has been contacted by a number of people from other counties around the equipment and once restrictions have been lifted they are looking to visit.

### **Recommendations:**

- Remove flytipping as and when it occurs. Consider having signage put up to reinforce this kind of offence is not acceptable and that there are consequences. Work with Greatwell Homes.
- Where flytipping is being left by residents either on the front or rear of their properties, link in with Greatwell Homes. If the property is rented look to reinforce their tenancy agreements which would contain a level of acceptable and unacceptable tenant behaviour.
- Identify graffiti tags and remove as soon as possible.
- Removal of old caravan to prevent anti social behaviour and possible arson.
- Consider increasing the number of litter bins and dog poo bins. Relocate those that are not in a suitable position.
- Overgrown foliage to be cut back and maintained on a regular basis or removed completely.

## **5 - Physical Protection**

*Places that include necessary, well-designed security features*

Properties on the Hemmingwell estate have UPVC windows and doors to front and rear. Not known if they are to SBD standard.

There is defensive space to the front of all properties that are sectioned off with low-level fencing. Some are damaged or rotten.

A number of properties have even fitted 6ft fencing to the front of their properties with external letterboxes.

A number of properties have small patches of grass to the front of properties.

Majority of the front rooms are located to the rear of the properties.

Most of the properties back onto public open space or garage blocks. There is a mixture of fence heights and styles and many are damaged or rotten.

There are a number of flying bedrooms with alleyways leading to the rear of properties, which belong to Highways.

There is lack of lighting to the front of the properties.

### **Recommendations:**

- Alleyways with flying bedrooms over that lead to rear of properties to be closed off to prevent persons from gathering under.
- Properties bordering onto public open space or garage blocks to have secure rear perimeters that do not provide climbing opportunities for offenders. Perimeters should be 1.8m in height. Any gates should be secured in three places with closed shackle padlock.
- Consider replacing or repairing picket fencing to front of properties.
- Consider replacing those front doors that are not SBD standard with SBD composite doors.

- Consider providing local policing team with master key to properties where door replacements take place
- Consider fitting window restrictors to all ground floor windows with restrictors to prevent persons from accessing properties in this way.
- Consider fitting sash jammers to all ground floor windows and rear/side door to secure.
- Consider fitting dusk to dawn lighting to front of properties to ensure a standard level of lighting throughout.
- Consider video doorbells.

#### Estimated costs for door replacement from Greatwell Homes

Street	No of properties	PVC Front Door (3 point locking system) Excl VAT	PVC Rear Door (3 point locking system) Excl VAT	Front & Rear door Total (Excl VAT)	Total (Incl VAT)
Fulmar Lane	177	£ 115,227.00	£ 115,227.00	£ 230,454.00	£ 276,544.80
Gannet Lane	93	£ 60,543.00	£ 60,543.00	£ 121,086.00	£ 145,303.20
Kestrel Lane	49	£ 31,899.00	£ 31,899.00	£ 63,798.00	£ 76,557.60
Nest Farn Crescent	44	£ 28,644.00	£ 28,644.00	£ 57,288.00	£ 68,745.60
Nest Farn Crescent Communal Entrance Doors					
Nest Farn Crescent	No of doors	Estimated Replacement cost per door	Total (Excl VAT)	Total (Incl VAT)	
Metal Communal Doors	11	£ 3,000.00	£ 33,000.00	£ 39,600.00	
Estimated cost of the Environmental Improvement works to Fulmar & Gannet Lane					
ITEM	FULMAR LANE	GANNET LANE			
Building Works	£950,705	£554,098			
Refurbishment Works	£52,233	£42,003			
Prelims	£95,071	£55,410			
OH&P	£52,289	£30,475			
Contingency	£54,903	£31,999			
<b>SUB-TOTALS</b>	<b>£1,205,201</b>	<b>£713,985</b>			



## **6 - Activity**

*Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times*

Activity around the streets relies on residents going about their daily lives.

The local shop is open from 8am until 6pm most night with Sunday closing at 2pm. The Fish and Chip & Chinese takeaway is open from 4.15pm until 8pm. At present The Well Café is closed due to COVID restrictions.

The play area off Nest Farm Crescent is well used and has good natural surveillance by those walking to the shopping area, those passing on the roads and the block of flats.

There is a skate park off Nest Farm Road that doesn't get used much and has many graffiti on it.



Greatwell Homes has a Community Involvement Team that will be willing to help with any initiatives around the Hemmingwell estate.

### **Recommendations:**

- Review streetlights during hours of darkness to make sure lights are on and in good working order.
- Consider installing play equipment and picnic tables by the skateboard to encourage more people to use the area.
- Community centre to utilise the door onto the square as the main entrance to increase footfall, visibility etc in that area.

## **7 - Management and Maintenance**

*Places that are designed with management and maintenance in mind, to discourage crime in the present and the future*

There is a lot of flytipping around the Hemmingwell estate especially behind properties, on footpaths, top of garage blocks and on the public open space behind the streets.

There is a lot of litter and evidence of street drinking.

Graffiti can be seen especially on the end gables of properties as there are no windows.

Northamptonshire Police have access to the Neighbourhood Alert message system. Encourage people to sign up as police send out messages of any crime that occur within the area.

### **Recommendations:**

- Remove flytipping as and when it occurs. Consider having signage put up to reinforce this kind of offence is not acceptable and that there are consequences. Work with Greatwell Homes.
- Where flytipping is being left by residents either on the front or rear of their properties, link in with Greatwell Homes. If the property is rented look to reinforce their tenancy agreements which would contain a level of acceptable and unacceptable tenant behaviour.
- Identify graffiti tags and remove as soon as possible.
- Promote Crimestoppers and Fearless to encourage more reporting of incidents
- Promote signing residents up for Neighbourhood Alert system.