

Electric Gates, Estate Position 23/02/22

Detailed below is the reasoning for the current position regarding Electric Gates on Cerne Abbas estate. Currently we do not have Electric Gates as agreed by a large majority of owners at previous AGMs. This followed a review of the need, effectiveness, maintenance and mechanical breakdown of Electric Gates with information from both suppliers and local similar estate properties within our area. The current position is that electric gates are not required on the Cerne Abbas estate.

Crime on the estate:

Over the last 20 years there has been intermittent petty crime. Typically this involves trying of car doors; those which are unlocked have lost sweets, small change two lap tops and one Tomtom . Over the same period two candle lanterns were removed from a patio and a child's bicycle have gone missing. Most recently a resident's security camera was moved and the garage door was attempted to be forced open, the motor prevented it opening enough for anyone to get in. The last similar attempt was more than 20 years ago when patio doors were damaged without a successful break in. These unfortunate examples show that the security of the Cerne Abbas properties is good if sensible precautions are taken. The infrequent thefts have occurred both during the day as well as night. The incidence is low. Unwanted entry is not only through the gate but also over our fence with exit via the same route. Occasionally we have a top trellis disturbed or broken away by such activity. We can assume that these unwanted visits are not a problem which is exclusive to Cerne Abbas, and that these unwanted individuals probably visits other complexes and streets in this area.

Efficacy of Electric Gates:

Operation, installation, maintenance, cost, funding and value for money with other comments were all considered at the AGM in 2013 and again in 2018, the full details are on the CARA web site. Under consideration were the hours of operation, remote control opening and handsets, access by delivery drivers and visitors as well as emergency services, vehicle damage and personal injury when gates are in operation, power supply and gate failure both in closure mode and open. Installation and maintenance included whether we can use our existing gates, could we gain planning permission, would we need to use the side gates, how would the gates be powered, who would maintain the gates and who would be responsible for resolving gate failure. The section on costs and ongoing funding covered the cost of electrification at around £12 to £16 thousand, this did not include the viability of the existing main gates and side gates, trenching and cabling, ongoing maintenance cost and repair. History of other users suggests maintenance problems are not infrequent, breakdown even with new gates, is about once every two years, occasionally in the closed position. Most estate agents do not believe that Electric Gates will improve our property value.

Individual decisions:

There is a distinction between one's own home and the estate. Whilst CARA Council represent the view of the majority on topics within their jurisdiction, we also respect the view of the individual house owner who decides how to protect their property, to use CCTV, lock their house and car doors, protect items on the patio, introduce sensor lighting, use a burglar alarm, security mark their valuables and so on. The Police Neighbourhood Watch reports that are circulated by Ray support this by providing information and advice. A number of owners have installed CCTV. In one instance

the owner reports the occasional visits of an unknown person to the police. To date these cameras and the reporting have not resulted in a reduction in estate crime or the conviction of an individual.

Conclusion:

Petty theft occurs occasionally on the Cerne Abbas estate; the CARA Council follow the decision of owners expressed by a large majority at the AGMs. The decision is not to have automatic gates at the entrance to Cerne Abbas. If in future there is any new or contradictory evidence, in addition to that which has been considered, CARA Council should be contacted and then if necessary the topic will be reviewed.

CCTV, Estate Position 09/12/21

Detailed below is the reasoning for the current position regarding CCTV on Cerne Abbas estate. Currently we do not have CCTV as agreed by a large majority of owners when security was discussed at previous AGMs (2013 and 2018). This followed a review of efficacy of CCTV with information from both a Home Office and Police Training reports, in our circumstances it is ineffective at preventing crime or for catching criminals and it could even increase crime. Other aspects included cost, sustainability, camera coverage and privacy law.

Efficacy of CCTV, Home office and Police documents (references below):

Many research studies have been carried out to determine the efficacy of CCTV in various situations and locations. CCTV schemes in public car parks showed a 51% reduction in crime, schemes in city and town centres had small or nonsignificant effects on crime, a decrease of 7%. Public Housing Estates had small but nonsignificant reduction in crime; of nine ratified studies, three had a nonsignificant reduction, three were ambiguous and three saw an increase in crime. In summary it is stated that "simply installing CCTV and hoping for the best is unlikely to repay the investment".

Cost of CCTV:

This is the cost of installation, the ongoing maintenance and monitoring. Costs of installation is determined by what is to be achieved. If you need to catch criminals you want a good facial camera shot. This has to be the individual committing the crime. So we would need a high quality camera front and back of every house. This provides footage which has to be reviewed by a video manger either voluntary or contracted. For this to be sustainable we would need a contract arrangement. Catching a criminal requires a clear facial shot and the face has to be known to police. As noted above, prevention is not effective with the risk of increasing rather than decreasing crime.

Privacy:

The privacy law has requirements which ensure a camera is not overlooking others and so invading privacy. The cost of getting this wrong can be substantial, a recent case costing around £100,000.

Crime on the estate:

Over the last 20 years there has been intermittent petty crime. Most common and persistent is the trying of car doors; those which are unlocked have lost sweets, small change two lap tops and one Tomtom . Over the same 20 year period two candle lanterns were removed from the patio and a child's bicycle have gone missing. Most recently a resident's security camera was moved and the garage door was attempted to be forced open at the left hand side (the motor prevented it opening enough for anyone to get in). Over twenty years ago the rear French window of one property was forced but failed to open, no burglary was committed.

Individual decisions:

There is a distinction between one's own home and the estate. Whilst CARA Council represent the view of the majority on topics within their jurisdiction, we also respect the view of the individual house owner who decides how to protect their property, to use CCTV, lock their house and car

doors, protect items on the patio, introduce sensor lighting, use a burglar alarm, security mark their valuables and so on. The Police Neighbourhood Watch reports that are circulated by Ray support this by providing information and advice. A number of owners have installed CCTV. In one instance the owner reports the occasional visits of an unknown person to the police. To date these cameras and the reporting have not resulted in a reduction in estate crime or the conviction of an individual.

References:

1. CCTV and its effectiveness in tackling crime. Library House of Commons. Ref SN/HA/5624. 01/07/2010
2. College of Policing. The effects of CCTV on Crime. What works briefing.