



Keeping you *safe* in your new home

www.essexstudenthouses.com

Welcome to your new home (Rental)

You now live in an area which generally experiences very low levels of crime, and we need your help to keep it that way. Tenants of rented properties are 2.5 times more likely to be a victim of burglary, this may be due to some tenants in multi-occupancy properties failing to secure the property. Working together we can reduce the opportunities for criminals.

1. Change or add your new post code to your own property, re-register it as appropriate and don't forget some TV's and other electrical equipment have the address programmed into them as a security option. Some mobile phones and IT comes with built in security and/or tracking software, don't forget to activate it. Always "back-up" any stored data.



2. When you leave the property check that all windows and doors are closed and locked, most burglaries occur in insecure properties. If you have an intruder alarm set it upon leaving. In multi-occupancy properties don't assume someone else has locked the property if you do then nobody does and you become a victim of crime. If you have a shared kitchen or bathroom even popping out of your room for a moment leaving windows or doors insecure puts you at risk.



**ESSEX
POLICE**

Protecting and serving Essex

**CALL
ESSEX
POLICE**



101

IN AN EMERGENCY
ALWAYS CALL 999

3. Learn how your door/window locks and alarm works. Some burglaries occur because people don't lock their doors correctly. With typical UPVC (PVCu) doors you normally need to lift the door handle and turn the key to fully lock it.

For adequate security front doors without this locking system should not have just a night latch (commonly known as a Yale lock) as these can be overcome, they should be fitted with a 5 lever mortice lock as well. Rear doors should be secured top, bottom and in the middle with a mortice lock. Windows on the ground floor, basement or accessible above ground floor unless required for a fire exit should be lockable.

4. Don't leave keys in sight or within reach of the letterbox. Remember fire safety and have an escape route in place and the keys available in a location known to family members in an emergency.

5. Find a moment to stand back look at your home and think how would I get in if I wanted to break in? Did you know that most burglars gain access at the rear of property? Good fencing, gates and locks on the gate(s) goes a long way to making your home more secure; consider topping your fence with a trellis or a spiky topping with the relevant warning signage.

6. Secure your shed/garage with good locks; supplement the existing one with extra locking systems and/or an alarm. This not only protects your tools and garden machinery but also stops the burglar using your tools to break into your property.

7. Burglars don't like to be seen, for those dark hours fit "dusk till dawn" lighting with energy efficient bulbs. It will also make you more confident when you return on a dark cold winter's night.

8. When away from home, create the illusion your property is occupied. For instance, a radio left on a talking programme and table lamps on timers (do not use the very efficient bulbs with a digital timer as they are not compatible).

9. Don't advertise new purchases to thieves by putting out the boxes for roadside collection. Take boxes to the recycling centre or fold them inside out, tear them up and bag them up.

10. Remember before you carry out any alterations or additions to rented property you must seek the landlord's consent.

Need a local trader?

Ask a neighbour for personal recommendation, or contact Essex Trading Standards Buy with Confidence scheme **0845 404 0506** or

www.buywithconfidence.gov.uk

Suitable security products can be found on www.soldsecure.com or

www.securedbydesign.com.

For further crime prevention advice contact your local Crime Prevention Officer using the Police Non Emergency Number 101.

..AND DON'T FORGET
TO CHECK YOUR
SMOKE DETECTOR
WORKS!

