

CPTED – PROPERTY SELF ASSESSMENT TOOL

Crime Prevention Through Environmental Design (CPTED) enhances safety by influencing the physical design of our environment and encouraging positive social interaction. CPTED recognizes that our environment directly affects our behaviour, because we constantly respond to what is around us. These responses help us to interact safely in our communities.

An environment designed using CPTED principles reduces opportunities for criminal acts to take place and helps us feel safer. By doing so, it improves our quality of life. CPTED uses strategies that work together to create safer communities. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so that they can gain territorial control of their community, reduce crime, and minimize fear of crime. Overall, CPTED aims to reduce crime opportunities by modifying the physical environment.

This basic checklist utilizes the traditionally accepted CPTED principles of Natural Surveillance, Territorial Reinforcement, Access Control, and Maintenance. Being mindful of CPTED principles when designing, building, or maintaining spaces can help to control or eliminate criminal and unwanted behaviour.

Natural Surveillance – Allow for clear sightlines that maximize visibility, including the use of effective lighting at night.

Territorial Reinforcement – Create both a real and perceived barrier to your property. Use of landscaping, pavement, colour, signs and gates to distinguish a barrier between your property and public property.

Access Control – Defining space creates a sense of ownership and provides cues about who belongs and how the space should be used. Fences, sidewalks, and landscaping (mechanical access controls) can be used to determine the flow of foot traffic.

Maintenance - Showing pride of ownership and good maintenance encourages people to use the space for its intended purpose. Google the “Broken Windows Theory” for a better understanding. This theory suggests when property is taken care of, people will treat it with respect.

Well Placed Landscaping	NATURAL SURVEILLANCE	
Trees Trimmed Up 6'		
Bushes Lower Than 2'		
Sufficient Lighting		
Vandal Resistant Lights/Fixtures		
Placement of Fixtures (Lit Doorways)		
Appropriate Type of Lighting for the Area		
Sightlines are Unobstructed		
Clear Sightlines from Within (Front, Back, Sides)		
Clear Windows on Each Exterior Wall		
Lack of Blind Spots, Alcoves, Blind Corners		
Sightlines to and from Neighbours are Clear		
Reinforced Ownership	TERRITORIAL REINFORCEMENT	
Security Signage		
Address Clearly Identified		
Clear Distinction Between Private vs. Public Property		
Welcoming Entryway/Clearly Defined		
Access Controls Present and Used Properly	ACCESS CONTROLS	
Fences/Barriers/Features Limit Unwanted Access		
All Entrances are Secure		
Feature Placement (no ladders, bins etc. to grant access)		
Sheds and Other Buildings are Kept Locked		
Bikes, Tools and Goods are Stored Away		
General Maintenance – Appears in Good Repair	MAINTENANCE	
Property Clear of Debris and Garbage and Bottles		
No Graffiti Vandalism or Property Damage		
Security – Alarm System	TARGET HARDENING	
Use of Security Cameras/Surveillance Systems		
Locks and Access Codes are Changed Regularly		
Door/Window Security – Appropriate Type		
Front (Deadbolts, Interior Hinges, Strike Plates)		
Back (Deadbolts, Interior Hinges, Strike Plates)		
Garage Door (Deadbolts, Interior Hinges, Strike Plates)		
Windows (Bars/Dowels/Locks/Screens/Security Film)		
Vehicles		
Doors locked and all personal belongings/valuables removed		
Community Activities / Programs	COMMUNITY	
Neighbourhood Watch		
Parkland Capture (GOOGLE AND LEARN ABOUT IT)		
Light Catch (DOWNLOAD THE APP)		

DISCLAIMER: A basic CPTED checklist aims to address areas of concern for safety and security at a residence. By utilizing this form, it does not guarantee no future risks to safety, but rather provides useful information regarding issues identified, to strengthen safety measures already in place, and to encourage new safety measures where necessary. Any recommendations made on, or in conjunction with this basic checklist, are provided for your consideration. They are not intended as the only security decisions that should be considered. This basic checklist utilizing CPTED principles is limited in scope and is not considered a full CPTED assessment.