



Management Plan for the Open Space at Kelvedon Street, Newport

This management plan sets out practical steps to reduce anti-social behaviour in the small open space next to the flats at Kelvedon Street, Newport. The aim is to make the area safer, cleaner, and more welcoming for residents while discouraging nuisance behaviour such as loitering, littering, noise, vandalism, drinking, and intimidation.

Objectives

The main objectives of this plan are to:

- Improve safety for residents and legitimate users of the space.
- Reduce opportunities for anti-social behaviour to occur.
- Encourage positive use of the area by residents.
- Ensure clear responsibility for inspection, maintenance, and reporting.
- Promote partnership working between residents and Bron Afon Community Housing, the local authority, and the police.

Site Issues Typically Associated With Small Open Spaces

Small enclosed or semi-enclosed open spaces next to flats can attract anti-social behaviour where there is:

- Poor visibility from surrounding homes or paths.
- Inadequate lighting during evening hours.
- Hidden corners or screening that allow groups to gather unnoticed.
- Lack of ownership or unclear management responsibility.
- Poor maintenance, including litter, graffiti, or damaged fencing.
- Seating or features that unintentionally encourage prolonged loitering.
- Easy public access without any clear boundary or purpose.

Management Measures

1. Site ownership and responsibility

Bron Afon Community Housing owns and will be responsible for the open space, and it will be maintained by our landscaping and maintenance teams.

Responsibilities should include:

- Regular visual inspections of the area.
- The residents will be encouraged to promptly report, to the Association's internal call centre, any areas of damage, broken fencing, lighting failures,

and graffiti and the Association will respond in line with its repair's timeframe dependant upon the nature of the damage.

- Regular litter picking and grounds maintenance – the Association will in line with its procedural cleaning schedule maintain the internal and external areas.
- We will Keep a record of complaints, incidents, and actions taken.

A named contact for residents will be displayed in a communal area and shared directly with occupiers. The residents will also have a dedicated housing officer assigned to them.

2. Natural surveillance

The space will be regularly managed so it can be clearly seen from nearby flats and from the street.

Actions:

- Cut back or remove overgrown shrubs and low-quality planting that creates hiding places.
- Keep boundary treatments low or visually permeable where possible.
- Avoid tall, dense planting near entrances, paths, or corners.
- Position any new landscaping to maintain open sightlines.

Open visibility helps residents overlook the space and reduces the sense that it is unmonitored.

The design of the scheme has also achieved Secure by Design Gold standard (SBD) and complies to Welsh Governments Design Quality Standards (WDQR 2021).

3. Lighting

Good lighting can reduce fear of crime and make nuisance gathering less attractive.

Actions:

- Dusk-to-dawn LED lighting will be installed to cover:
 - entrances and exits,
 - the main open space,
 - blind spots near walls, bin areas, or pathways.
- Lighting will be :
 - vandal-resistant,
 - evenly distributed,
 - maintained promptly when faults occur.

4. Access and boundary control

Where appropriate, the space will be clearly identified and private and public area defined rather than left over or ownerless.

- The boundary will be defined with railings and low level fencing as per the planning drawings.
- Through-access has been avoided, in line with SBD.
- A single clear entrance to the development has been provided via Kelvedon Street.

5. Design out opportunities for nuisance

The physical layout will discourage lingering and misuse.

Actions:

- Sheltered corners or covered spots have been avoided by encouraging natural surveillance.
- Robust, vandal-resistant materials will be used for surfaces, fencing, and fixtures.
- A designated bin store with appropriate lighting and a lockable tap for cleaning the areas have been provided.

6. Maintenance standards

Poorly maintained spaces signal neglect and can attract further disorder.

Our maintenance regime should include:

- Regular litter removal.
- Regular inspection of fencing, gates, lighting, paving, and signs.
- Rapid removal of graffiti.
- Routine cutting back of vegetation as per the landscaping plan.
- Prompt repair of any vandalism or damage.

We believe that a clean and cared-for environment helps reinforce expectations of acceptable behaviour.

7. Signage and resident information

Clear signage can support management, especially where the space is private or for residents only.

Signage will included:

- Private property residents' only signage.
- How to report issues to Bron Afon.

8. Partnership working

Anti-social behaviour is best addressed through coordinated action.

The Association takes a pro-active approach to eliminating Anti social, this includes but is not limited to promoting the creating of :

- Residents and tenant groups
- Clear and regular liaison with Newport City Council
- Gwent Police and designated Police Community Support Officer.
- Local neighbourhood management or community safety teams

Incidents will be logged and shared appropriately so patterns can be identified and targeted action taken.

10. Community use and positive activity

The area will have a clear, positive purpose. This can be achieved through:

- simple landscaping that improves appearance,
- promoting resident involvement in upkeep
- community messaging that reinforces shared ownership.

Spaces that appear valued and actively cared for are less likely to attract nuisance use.

Incident Reporting Procedure

Residents will be encouraged to report incidents consistently. This will include :

1. Immediate risk or crime in progress should be reported to the police.
2. Non-emergency anti-social behaviour should be reported to the Housing Association via the designated Housing Officer.
3. All complaints should be logged with date, time, description, and where possible photographs.
4. Repeat incidents should trigger a review of whether further controls are needed, such as gating or future installation of CCTV.

Review and Monitoring

This plan will be reviewed regularly to ensure it remains effective.

Success indicators may include:

- fewer resident complaints,
- reduced litter and graffiti,
- less evidence of loitering or vandalism,
- improved resident perception of safety.

Summary

The most effective approach for a small open space next to flats is usually a combination of clear ownership, good visibility, strong maintenance, lighting, simple access control, and fast response to damage or nuisance. The area should be

designed and managed to look cared for, overlooked, and actively monitored, rather than left ambiguous or neglected.

The open space adjacent to the flats at Kelvedon Street, Newport, shall be subject to an active management regime to minimise opportunities for anti-social behaviour. The regime shall include regular inspection, maintenance of planting and boundaries, prompt removal of litter and graffiti, repair of any vandalism, maintenance of adequate lighting, and clear reporting arrangements for residents. The space shall be kept open to natural surveillance, with landscaping and boundary treatments designed to avoid hidden or enclosed areas. Where necessary and proportionate, additional measures such as signage, access control, and monitored CCTV may be introduced to address persistent nuisance. The management arrangements shall be reviewed periodically in consultation with residents and relevant community safety partners.
