



# SECURED BY DESIGN SELF BUILD

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Secured by Design



Official Police Security Initiative

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# 1 Introduction and scope

- 1.1 This Secured by Design (SBD) Self Build Guide seeks to provide advice on how to create a safe and physically secure new home. Whilst recognising that the vast majority of self-build homes will be single detached properties, community or joint venture self-build initiatives creating affordable terraced homes can also use this document. It provides a guide to the creation of a safer, more secure and sustainable environment for the home owner. It can be applied to both new and refurbishment schemes.
- 1.2 The adoption of SBD guidance has been independently proven to reduce crime by up to 87%. It is achieved by focussing on issues of design and layout around the home supported by the use of effective physically secure products such as the correct doors and windows, plus many more.
- 1.3 To assist you sourcing products for use in your home and that meet Police Preferred Specifications for security, we recommend you review our SBD Member Companies pages on our website ([www.securedbydesign.com](http://www.securedbydesign.com)). Here you will find a comprehensive list of manufacturers who produce products designed to prevent crime, including doors and windows in a wide range of styles, types, materials and dimensions. In order to gain a listing with us, each product must have been independently tested to relevant security standards and must also possess third party certification. This status must be maintained thereby ensuring quality remains high and crime prevented.
- 1.4 One of the additional benefits to building in accordance with this guide is you will meet the needs of planning authorities and building control professionals across the UK who will seek to establish that relevant legislation has been met. We therefore encourage you to apply for the Secured by Design Self Build Award which generates a certificate providing evidence that this formal obligation has been achieved.
- 1.5 SBD is owned by the UK Police Service and is supported by the Home Office. Building Control Departments in England (Part Q Security – Dwellings), Scotland (Building Standard 4.13) and Wales (Part Q Security – Dwellings) all reference SBD. For simplicity, this guide will refer to the English, Scottish and Welsh building regulations collectively as UK Building Regulations.  
  
(NB. At this time, Northern Ireland does not have a Building Regulation for the physical security of dwellings).
- 1.6 Each police force employs Designing Out Crime Officers (DOCOs) who will be keen to advise you further. Their service is free and we suggest that you make contact with your local resource whose details can be found within the “Contact” page of the SBD website. There you will also find the SBD Self Build Application Form should you wish to apply for one of our coveted certificates.
- 1.7 Secured by Design Self Build is intended to be used by individuals creating a home for their own occupation rather than for the sale or to-let market. If your interest is in developing a portfolio of homes for sale, or apartment accommodation, you should refer to its parent publication ‘Secured by Design Homes’ to provide you with the appropriate detail. Indeed, any of the topics discussed in this brief guide are significantly expanded upon there, and its reading is recommended to you.
- 1.8 The police family and Secured by Design would like to thank you for taking the time to read this guide. We believe that by its adoption you will make the most of the opportunity now presented to you and create a warm, welcoming and secure home that will be the place where many happy memories are made for generations to come.

## Format of this guide

1.9 This guide is presented in three sections:

**Section 1:** Development layout and design.

**Section 2:** Physical security of the home.

**Section 3:** Advice regarding additional features that may or may not be present in your design.

## SBD Self Build Award

1.10 The SBD Self Build Award is only available for developments or refurbishment schemes that have achieved compliance with all the required security features particular to your development, and as described in Sections 1, 2 and 3 of this guide.

## 2 How to apply for the SBD Self Build Award

2.1 You should make yourself familiar with all sections of this SBD Self Build Guide. We strongly advise that you consult your local Designing Out Crime Officer (DOCO) who will then be able to provide you with any additional site specific information.

2.2 The SBD Self Build Application Form should be obtained from the SBD website, and once completed, should be submitted to your previously identified DOCO. They will work with you to ensure you maximise your crime prevention potential, and it will be they who will ultimately issue the SBD Self Build Award at the end of your project.

## 3 Your carbon footprint and planning policies in support of Secured by Design

3.1 Academic research has found that crime generates significant levels of carbon dioxide. This comes from many sources and not only directly from the exhausts

of vehicles attending scenes of crime to perform investigations or repair damage, but also the manufacture of products required to replace those that have been stolen or damaged beyond repair. There is also the vast array of activities that take place every day in order that the judicial system functions effectively, from case preparation to court time, from supervision of offenders on licence to the custody of prisoners. Therefore, by preventing crime, not only will you be creating a more welcoming and pleasant place to live, but also a cleaner, healthier and greener environment for all.

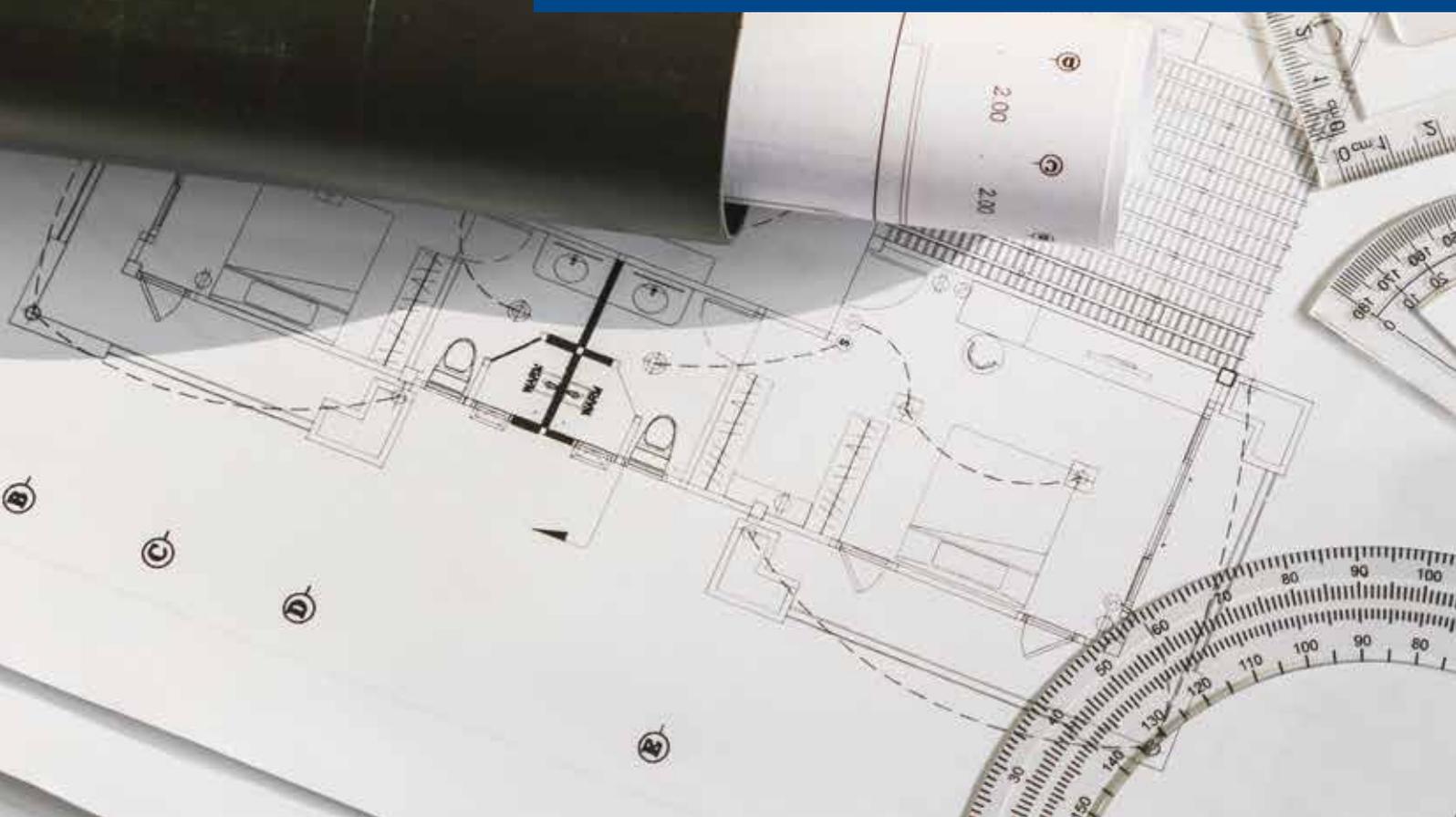
3.2 It is important to note that crime is a material consideration in planning and is therefore a determining factor in gaining planning consent. By the adoption of the design principles and physical security measures described in this guide, you will be meeting this obligation and improving your prospects of gaining formal planning approval.

3.3 The police service has worked in partnership with governments, assemblies and Local Authorities throughout the United Kingdom over many years to incorporate designing out crime principles within strategic policy and planning guidance documents. As a consequence, crime is a major item on planning agendas and a response to it must be provided by those seeking planning approval. A summary of national strategic planning policies that support SBD are contained within our SBD Homes publication which can be found on our website.



# SECTION 1

## Plot layout and design



## 4 General layout

- 4.1 In crime terms, there are two sides to your new home, the public facing side that is designed to engage with the surrounding properties and to receive guests, and the private side which should be more secure. The way your home is positioned within the plot can greatly improve and maximise its self-policing qualities. Homes that face one another and allow you and your neighbours to see each other are preferred over homes that are hidden behind a substantial wall or large hedge which lack all surveillance and assist criminal behaviour. Vehicular and pedestrian routes to your home should be designed to ensure that they are visually open, direct, and should not undermine the defensible space of neighbours where shared surfaces are to be used. The use of rumble strips, a change in road surface (by colour or texture), pillars or brick piers can help to define an area and increase the feeling of ownership. This helps to define the defensible space, psychologically giving the impression that the area beyond is more private.
- 4.2 The creation of defensible space is a fundamental principle of designing out crime. By organising space in such a way that it appears more private, residents are able to exercise a degree of control over the activities that may take place there. This 'buffer-zone' between the public space outside your plot and the private space of your home plays a vital role in influencing traditional offender behaviour. It removes many excuses an offender may seek to use to justify their presence in space close to your home.
- 4.3 Ideally, public footpaths should not run to the rear of, and provide access to gardens, rear yards or homes as these have been proven to generate crime. Where they are unavoidable, for example a public right of way, an ancient field path or heritage route, you

should consider making the footpath a focus of your scheme. For example, the presence of such a route may influence the orientation of your home.

- 4.4 With regards to the nature of landscaping of your plot, planting immediately adjacent to any route that leads to your home should be arranged with the lowest-growing specimens adjacent to the path, and larger shrubs and trees planted towards the rear. Planting immediately abutting the path should be avoided as shrubs and trees may grow over the path, creating pinch points, places of concealment and unnecessary maintenance.
- 4.5 Think carefully when selecting tree species to be used and consider their whole-life growth characteristics. Routes with overhanging branches can also be a particular issue for people with sight loss. A large canopy may also block natural light and restrict the effectiveness of any lighting.

## 5 Dwelling Boundaries

### Front boundaries

- 5.1 It is important that the boundary between public and private areas is clearly indicated. For the majority, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low. Alternatively, a combination of wall (maximum height 1 metre) and railings or timber picket fence could be used if a more substantial front boundary is required.
- 5.2 Front garden planting of feature shrubs and suitable trees will also be acceptable provided they are set back from paths and placed to avoid obstructing visibility of doors, windows and access gates to the rear of the property. Similarly, planting which allows a clear line of sight to your parked vehicle, pavement and road is desirable.

- 5.3 Plant specimens may be used to discourage access to specific areas of the house frontage. For example, a specimen with thorns may be used to deter an approach to the base of a window so that your privacy is improved and access to an opening window hindered.

### Access gates to rear gardens

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- 5.4 Gates to the side of the dwelling that provide access to rear gardens or yards must be robustly constructed, be the same height as the rear fence (minimum height 1.8m) and be capable of being locked. Such gates should be located on, or as near to the front of the building line, as possible.

### Side and rear boundaries

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- 5.5 Unfortunately the side and rear elevations of your home are likely to be the most vulnerable areas as it is known the criminal often targets these with the expectation that their presence will go unnoticed. As a consequence exposed side and rear gardens need more robust defensive barriers by using walls or fencing to a minimum height of 1.8m. There may be circumstances where more open fencing is required to allow for greater surveillance and trellis topped fencing can be useful in such circumstances. Additionally, deterrent features such as increasing the height of fencing or the planting of thorny shrubs may be considered as an alternative.
- 5.6 You should install fencing to a high standard to ensure the security and longevity of the boundary. A high quality fence that lasts for a long time will provide security and reduce overall maintenance costs. A fence that has a long predicted life is also more sustainable and remember to avoid the creation of features that may make climbing easy.
- 5.7 Where entrance or driveway gates are to be used they should ideally be inward opening, of substantial framed construction and employ galvanised

adjustable hinges and fixings mounted behind the external or attack face.

- 5.8 Any automated gates supplied and installed must meet the relevant statutory safety standards and be CE marked accordingly. You may wish to satisfy yourself that installers of powered gates are appropriately qualified, trained and follow recognised industry guidance that also allows for accessibility and ease of operation. The following organisations provide guidance and training for installers:

- Hardware Federation – the DHF has a revised Code of Practice (DHF TS 011) designed to raise standards of powered gate safety. Gates installed to the new Code of Practice will be inspected by the NSI;
- Gate Safe – The Gate Safe organisation produces operational good practice guidance designed to raise standards in this industry sector.

### Sub-divisional boundaries

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- 5.9 Sub-divisional fencing installed in accordance with your agreed plot boundary will prevent the possibility of future neighbourly disagreements over ownership. Its style will depend upon local circumstances, crime risk and your local planning authority.
- 5.10 The addition of a trellis topping can help to deter climbing. This is of particular use on exposed and vulnerable rear boundaries. Close liaison with the DOCO from the outset will enable you to understand the need for this additional requirement if there is an increased security risk due to location or crime levels.

## 6 Gable end walls

- 6.1 It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces. This type of elevation tends to attract graffiti, inappropriate loitering and ball

games. If unavoidable, at least one of the following methods should be used to protect them;

- 6.1.1 A window above ground floor level will offer additional surveillance over the public area below.
- 6.1.2 A 1.0m buffer zone using either a 1.2m – 1.4m railing (with an access gate) or a 1.0m mature height hedge with high thorn content.
- 6.1.3 Where there is insufficient room to create defensible space between public and private space, an appropriate (non-destructive) climbing plant should be planted adjacent to the wall, or a finish applied to the wall that will allow easy removal of graffiti.

## 7 Dwelling identification

- 7.1 Clear signage (naming and/or numbering) of your homes is essential to assist visitors, postal workers and the attendance of emergency services. This should be in place prior to first occupation.

## 8 Climbing aids

- 8.1 Consideration needs to be given to the accidental creation of climbing aids around the walls of your homes that may provide access to first floor windows, and also along any boundary line designed to keep offenders out. Care should be taken with the siting and design of bin and fuel stores, fixed outdoor furniture, trees, low flat roofs, car ports or balconies to ensure such access has not been provided. Be aware that an easily accessible window will need additional security protection in order that it complies with UK Building Regulations (see paragraph 13).

## 9 Vehicle parking

- 9.1 Vehicles are a target for thieves and should ideally be parked in locked

garages. If they are not then they should be on hard standing within the dwelling boundary.

- 9.2 Where dedicated garages are provided within the curtilage of the dwelling, any entrance doors (vehicle or pedestrian) should be easily observed from the street and neighbouring homes. Locating garages forward of the building line can obscure views and should be avoided.

## 10 Street lighting

- 10.1 If your new home is on an adopted highway it is likely that the lighting provided will be compliant with BS 5489-1:2013. This provides for a good level of lighting that will enable you to see and be seen. It should also be used for private estate roads and footpaths. Where conflict with other statutory provisions occurs, such as developments within conservation areas, requirements should be discussed with the DOCO and local authority lighting designers.
- 10.2 Trees may restrict the performance of street lighting by blocking light or causing damage through collision with branches and should not be located within 5 metres of a lighting source. Account must be taken of the effects of seasonal variations on planting when designing such schemes.
- 10.3 Bollard lighting is purely for wayfinding and can be easily obscured. It does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It should be avoided.



# SECTION 2

## Physical security

## 11 Introduction

- 11.1 This section of our Self Build Guide provides physical security details that must be met for a Secured by Design award to be made. All standards quoted are assumed to be the latest version, revision or amendment.
- 11.2 This section also provides technical guidance on the 'Police Preferred Specification' for new dwellings. If adhered to, this will ensure compliance with the UK Building Regulations.
- 11.3 Whilst we concentrate on security, it should be noted that the design and specification of products like doors and windows will impact on other Building Regulations. It is therefore imperative that the products you select also comply with all other relevant Building Regulations. Such regulations in all four UK nations are considered equal to one another, i.e. no one Building Regulation takes precedence over another, for example a fire rated doorset (Part B in England) must also meet all other relevant Building Regulations e.g. Parts E, L, M and Q in the one product.
- 11.4 At several points we make a requirement that products are to be 'Certificated' to relevant security standards. We advise that you or your specifier confirm that any preferred product(s) meet

the required SBD standards before purchasing. It should be understood that any documentation submitted for SBD accreditation should clearly show the certification body name, scope of certification and the manufacturer/fabricator of the product.

- 11.5 SBD member companies manufacture a vast range of products that will meet both your need to gain Building Regulation compliance and provide you with a very effective level of physical security protection.

## 12 Dwelling entrance doorsets

- 12.1 The term "doorset" refers to a door, frame, locks, fittings and glazing as one combined unit.
- 12.2 Door frames must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications.
- 12.3 All doorsets allowing direct access into to the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, easily accessible balcony doorsets, shall be certificated to one of the following standards:
- PAS 24:2016; or



- STS 201 Issue 7:2015; or
- LPS 1175 Issue 7.2:2014 Security Rating 2+; or
- LPS 1175 Issue 8:2018 Security Rating A3+; or
- STS 202 Issue 6:2015 Burglary Rating 2; or
- LPS 2081 Issue 1.1:2016 Security Rating B

Our definition of “easily accessible” is the same as that used within the English and Welsh Building Regulations - Approved Document Q (Part Q Security – Dwellings) Appendix A;

- A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony; or
- A window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

### Fire rated doorsets including those with adjacent glazing

- 12.4 Should there be a requirement for a doorset to be both fire and security rated (i.e. some entrance doorsets or interconnecting garage doorsets), the manufacturer or fabricator supplying the finished product to site is required to present independent third party dual certification from a single United Kingdom Accreditation Service (UKAS) accredited certification body for both elements. This is in order to minimise the likelihood of a doorset being presented in two differing configurations for separate fire and security tests and then later being misrepresented as one product meeting both requirements. All door styles and components, will need to be adequately described within the scope of certification and accompanying Technical Schedule.
- 12.5 Any adjacent side panel (glazed or non-glazed) to a fire rated doorset must also

be included within the dual scope of certification for that doorset.

- 12.6 Be aware that the responsibility for the specification and location of fire rated security doorsets will be yours. We suggest you take appropriate advice from a suitably qualified professional.

### Garages: vehicular and pedestrian doorsets

- 12.7 Pedestrian doorsets (interconnecting or garage access doorsets) need to meet the requirements in paragraph 12.3.
- 12.8 Where a vehicular access doorset provides the primary security in this area of the building, it should be certificated to:
- LPS 1175 Issue 7.2:2014 Security Rating 1+ (or above); or
  - LPS 1175 Issue 8:2018 Security Rating 1+/A1+ (or above); or
  - STS 202, Burglary Rating 1+ (or above); or
  - LPS 2081 Issue 1 (2015) Security Rating A.
- 12.9 It is recommended that if the primary security is provided by the vehicular doorset, together with any external pedestrian doorsets, that the interconnecting doorset to the home is fitted with a Kitemarked (or alternatively certificated) lock to BS 3621/BS 8621 (single point locking), or PAS 3621/PAS 8621 (multipoint locking).
- 12.10 Suitably qualified and recognised third party Certification Authorities for all the standards in this guidance document can be found within the SBD website: [www.securedbydesign.com](http://www.securedbydesign.com)

### Glazing in and adjacent to doorsets

- 12.11 Any glazing within PAS 24:2016 or STS 201 Issue 4: 2012 certificated doorsets, including glazed panels/side lights adjacent to doors installed within an integral door frame and windows adjacent to doorsets (within 400mm),

must incorporate one pane of laminated glass meeting, or exceeding, the requirements of BS EN 356:2000 class P1A.

NB. This is a specific requirement within PAS 24:2016, which is referenced within the UK Building Regulations.

12.12 The above requirement is not necessary for doorsets certificated to LPS 2081, LPS 1175 or STS 202 as glazing security requirements are significantly more stringent within these standards, even at the lowest levels. However if there is an adjacent window then the glazing must again meet the requirements of BS EN 356:2000 class P1A.

12.13 If glazed panels/windows adjacent to doors are installed as an integral part of the door frame then they must be shown to be part of the manufacturer's certificated range of doorsets and be specifically referenced within the Scope of Certification. Alternatively, where they are manufactured separately from the door frame, they must meet the requirements of a 'window' see paragraph 13. In such cases the window shall be securely fixed to the doorset (in accordance with the manufacturer's specifications).

### Outward opening doorsets

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12.14 Outward opening doorsets installed within SBD developments must specifically form part of the certificated product range from their manufacturer.

### Door limitation and caller identification

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12.15 A door chain or opening limiter meeting the requirements of the Door and Hardware Federation Technical Specification 003 (TS 003) must be installed on the doorset to which a caller can be expected, normally the front door. All such devices should be suitable for the door material to which they are fitted and be installed in accordance with the manufacturer's recommendations.

12.16 A door viewer meeting the requirements with the Door & Hardware Federation Technical Specification 002 (TS 002) standard must be fitted between 1200mm and 1500mm (in addition to 1050mm for wheelchair accessible dwellings) from the bottom of the door. This is not required if the doorset is installed with clear glazing or if there is a side panel with clear glazing.

### Doorset Installation

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12.17 Door frames must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications.

12.18 External doorsets should not be hidden from public view. Typically side or back doors, should not be recessed more than 600mm. This requirement is not applicable to doorsets located in wide recesses that are located within public view. However, no doorset should be recessed by more than 1000mm.

### Secure Mail Delivery

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12.19 There are increasing crime problems associated with letter plate apertures, such as identity theft, arson, hate crime, lock manipulation and 'fishing' for personal items which may include post, vehicle and house keys or credit cards contained in purses or wallets. In order to address such problems SBD strongly recommends, where possible, mail delivery via a secure external letter box meeting the requirements of the Door and Hardware Federation standard Technical Standard 009 (TS 009), or delivery 'through the wall' into a secure area of the dwelling. These should be easily accessible i.e. at a suitable height for a range of users.

### Letter plate apertures in doorsets

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12.20 Where a letter plate aperture is required to be installed within a doorset, it must form part of the certificated doorset range and therefore included within the Scope of Certification of the product. A letter plate should not be simply added to any



doorset without reference to supporting documentation for the doorset. To do so could significantly weaken the doorset to the point of easy fracture if attacked.

- 12.21 Where there is a concern for arson attacks SBD recommends either the omission of a letter plate within a doorset, which is then replaced by an external letter box mounted on a wall or similar, or the installation of an 'anti-arson' container.

### External surface mounted letter boxes

- 12.22 Where a surface mounted letter box is to be used it must be robust in construction. The Door and Hardware Federation Technical Standard 009 (TS 009) provides reassurance that all of the above attributes have been met. In high crime areas TS 009 also offers the safest means by which mail can be delivered whilst eliminating the risks associated with letter plate apertures.

### Through-the-wall mail delivery

- 12.23 Where there are design constraints that prevent a letter plate with a security cowl being installed within a door e.g. narrow hallway, it may be preferable to provide 'through-the-wall' mail delivery into a secure internal letter box. Such a box must incorporate the same design

features as described above for a surface mounted box. Anti-arson design features may also be advised if such crime risks are present.

- 12.24 Products meeting the requirements of the Door & Hardware Federation Technical Specification 008 (TS 008) provide reassurance that 'through the wall' letter boxes offer similar security attributes as secure letter plates and many of the attributes that an external letter box conforming with TS 009 would provide.

## 13 Windows, roof windows and roof lights

- 13.1 Window frames must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications.
- 13.2 All easily accessible windows (including easily accessible roof lights and roof windows) shall be certificated to one of the following standards:
- PAS 24:2016; or
  - STS 204 Issue 6:2016; or
  - LPS 1175 Issue 7.2:2014 Security Rating 1; or
  - LPS 1175 Issue 8:2018 Security Rating 1/A1; or

- STS 202 Issue 7:2016 Burglary Rating 1; or
- LPS 2081 Issue 1.1:2016 Security Rating A.

Our definition of “easily accessible” is the same as that used within the English and Welsh Building Regulations - Approved Document Q (Part Q Security – Dwellings) Appendix A;

- A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony; or
  - A window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.
- 13.3 All easily accessible windows should incorporate key lockable hardware unless designated as emergency egress routes within the Building Regulations.
- 13.4 Windows that form part of a designated fire escape route, as determined by the Fire Safety Officer, may require non-key locking hardware. In these circumstances laminated glass to BS EN 356:2000 class P1A will be required.
- 13.5 If however the Fire Safety Officer accepts locking hardware as part of the designated fire escape route, then fire resistant glass may be required.
- 13.6 Windows that are not easily accessible will require either lockable hardware or an opening restrictor in the interests of child safety.
- 13.7 Laminated glass meeting the requirements of BS EN 356:2000 class P1A is required in the following areas:
- any window located within 400mm of a doorset (to ensure the integrity of the locking system);
  - easily accessible emergency egress windows with non-lockable hardware (a requirement of PAS 24:2016);
  - easily accessible roof lights with non-lockable hardware.

Alternatively, if the window is tested and accredited to LPS 1175, then laminated glass meeting the requirements of LPS 1270 Issue 1.1 Security Rating 001 (minimum) may be used.

## Fire rated windows

- 13.8 Where there is a requirement for a window to be both fire and security rated, the manufacturer or fabricator supplying the finished product to site is required to present independent third party dual certification from a single United Kingdom Accreditation Service (UKAS) accredited certification body for both elements. This is in order to minimise the likelihood of a window being presented in two differing configurations for separate fire and security tests and then later being misrepresented as one product meeting both requirements. All window styles and components, will need to be adequately described within the scope of certification and accompanying Technical Schedule.
- 13.9 Be aware that the responsibility for the specification and location of fire rated security doorsets will be yours. We suggest you take appropriate advice from a suitably qualified professional.

## 14 Conservatories and sun rooms

- 14.1 Should a conservatory or sun room be installed then the doors and windows must meet the same physical security standards as described at paragraphs 12 and 13. If a conservatory is installed with a polycarbonate glazing system then a doorset shall be installed separating the conservatory from the rest of the dwelling. The doorset shall again comply with the requirements of paragraph 12.

## 15 External lighting for dwellings

- 15.1 Lighting is required to each dwelling elevation that contains a doorset and can also assist in identifying the door

and operating locking mechanisms. Such lighting should operate dusk till dawn and use energy efficient lamps.

## 16 Utility meters

- 16.1 There is no requirement for the location of the utility meters if 'smart meters' are utilised (remote signalling). Otherwise utility meters should be located outside the dwelling at the front or as close to the front of the building line as possible (to ensure they are visible in order to deter vandalism). If located to the side of the dwelling they must be as near to the front of the building line as possible and to the front on any fencing or gates (care should be taken not to provide a climbing aid).

## 17 Visitor door or gate entry systems, with or without remote unlocking, utilising telephone based Internet Protocol (IP)

- 17.1 Increasingly used to gain access to homes, in such circumstances where operation is (or can be) via the internet, the Internet Protocol for security shall be tested and certificated to British Standard's Institute Kitemark for the Internet of Things (IoT) Devices, by 1st October 2019.
- 17.2 Remote unlocking (e.g. when operated from outside the boundary of the residence utilising mobile equipment such as smart phones and tablets) should only be permitted when there is both a live audio and visual feed. Systems should not permit users to remotely release the door lock where there is audio only communication, e.g. poor signal area, or loss of signal, etc.

## 18 CCTV and recording

- 18.1 CCTV is not a universal solution to security problems, but may form part

of an overall security plan. It can help deter crime and criminal behaviour, assist with the identification of offenders, promote personal safety and provide reassurance. However, even the smallest development will benefit from the installation of a good quality CCTV system, and this does not need to be expensive.

- 18.2 Images of people are covered by the General Data Protection Regulation (GDPR), and so is information about people which is derived from images – for example, vehicle registration numbers. Most uses of CCTV will be covered by the Act, regardless of the number of cameras or how sophisticated the equipment is.
- 18.3 It is important that signs are displayed explaining that CCTV is in operation and the system should have the following attributes:
- cameras contained in vandal resistant housings;
  - record images in colour HD quality;
  - not be affected by concentrated white light sources directed at the camera, such as car head lights and street lighting;
  - identify each camera's location and record this information along with time and date stamping;
  - provide suitable methods of export and incorporate the required software to view the exported footage.
- 18.4 Most CCTV systems are designed for recording images and for post event investigation only. Therefore we recommend that images are stored for a minimum of 31 days.
- 18.5 Further advice, including the ICO CCTV Code of Practice is available at: [www.ico.org.uk](http://www.ico.org.uk)

A photograph of a wooden building's exterior, featuring a large window with a dark frame. The window reflects a clear blue sky and some greenery. The building's siding is made of horizontal wooden planks. A purple rectangular overlay is positioned over the right side of the window, containing white text.

# SECTION 3

Additional security requirements

## 19 Additional security features (if present in your design)

- 19.1 In order to receive a Secured by Design Self Build Award it is important that the additional detail provided in this section is met if the feature exists within your new home.

## 20 Additional window requirements

- 20.1 In certain high crime locations only, to ensure that security is commensurate with the risk, the DOCO may require laminated glass meeting the requirements of BS EN 356:2000 class 1A to be installed to all ground floor and basement windows and those easily accessible above ground floor.

Our definition of “easily accessible” is the same as that used within the English and Welsh Building Regulations - Approved Document Q (Part Q Security – Dwellings) Appendix A;

- A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony; or
- A window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

## 21 External garage doorsets

- 21.1 If your home incorporates garages then the security of both the dwelling and the garage must be considered. If a garage is not secured as part of the security of the dwelling, or it is detached from the dwelling, then external pedestrian access doors must meet the same physical, locking and fixing specification, as described at paragraph 12.

- 21.2 Vehicle access doorsets shall be certificated to one of the following standards:

- LPS 1175: Issue 7.2:2014 Security Rating 1+ (or above); or
- LPS 1175 Issue 8:2018 A1 Security Rating 1+/A1+ (or above); or
- STS 202, Issue 7:2016 Burglary Rating 1+ (or above); or
- LPS 2081 Issue 1:2015 Security Rating A.

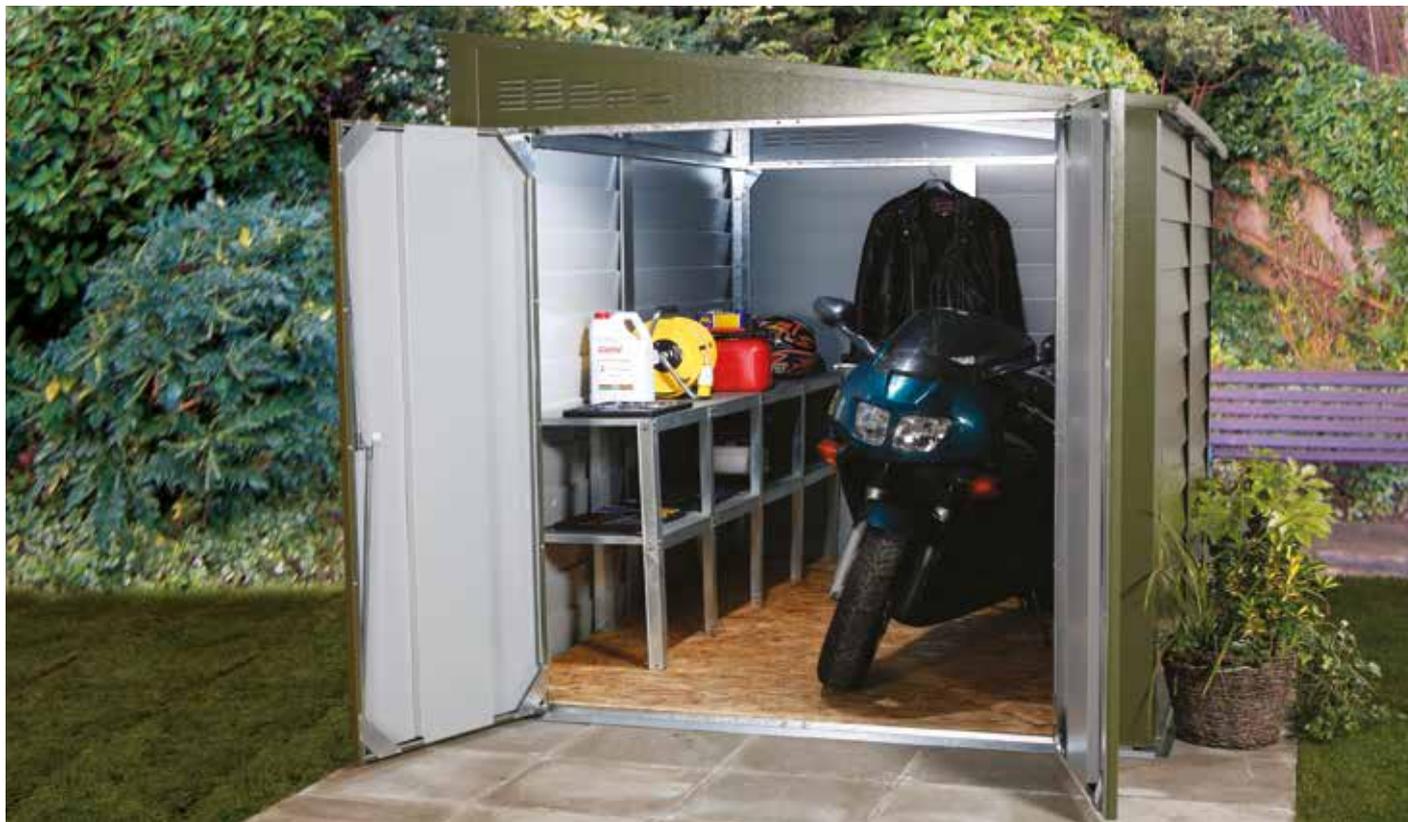
- 21.3 Alternatively, a vehicle access door that is not certificated to one of the above standards, and not subject to the requirements within the English and Welsh Building Regulations, may be deemed satisfactory if an external ‘garage door defender’ type security product is also fitted. Such products must be certificated to Sold Secure Bronze level or above.

## 22 Secure external storage facilities and bicycle security (including mopeds, scooters and motorcycles)

- 22.1 Any external containers specifically designed for the secure storage of bicycles and other property must be certificated to one of the following minimum security standards:

- LPS 1175 Issue 7.2:2014 Security Rating 1 (or above); or
- LPS 1175 Issue 8:2018 Security Rating 1/A1 (or above); or
- STS 202 Issue 7:2016 Burglary Rating 1 (or above); or
- LPS 2081 Issue 1.1:2016 Security Rating A; or
- Sold Secure (Bronze, Silver or Gold).

- 22.2 Care should be taken when bicycle storage is to be provided by way of a wooden shed. Our SBD Homes publication provides great detail on our requirements regarding these. For



a SBD Self Build Guide Award to be achieved, that same criteria must be met.

- 22.3 If mopeds, scooters, motorcycles or bicycles are to be stored within that same shed, then a security anchor shall also be used and certificated to 'Sold Secure' Silver Standard, or LPS 1175 Issue 7.2:2014 Security Rating 1 or LPS 1175 Issue 8:2018 Security Rating A1. It must be securely fixed to suitable foundations in accordance with the manufacturer's specifications. This also applies to wall-mounted anchoring systems.

## 23 Intruder alarms

- 23.1 Where an intruder alarm system is installed then it shall meet the requirements of BS EN 50131 (wired and wire free systems). All installations shall be in accordance with the current electrical regulations. If an immediate police response is required then installers must meet the requirements of the National Police Chiefs' Council (NPCC) policy document – Guidelines on Police Requirements & Response to Security Systems which can be obtained from [www.securedbydesign.com](http://www.securedbydesign.com)

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