**Security**

The Government is considering whether a single security standard should be either;

* applied locally as an optional requirement, or
* applied to all new homes through a conventional mandatory building regulations requirement.

**The Government is minded to implement the security standard as a national mandatory requirement.**

**Do you agree with this approach?**

**a) Yes b) No\* \* If you do not agree, please explain why.**

Full details of the consultation can be found using the links below;

<https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/354154/140911__HSR_CONSULTATION_DOCUMENT_-_FINAL.pdf>

<https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/356760/140905_HSR_Supporting_doc3_Security.pdf>

The Government considers that the standard for security should be based on the provisions of British Standard PAS 24.

Although PAS 24 is a higher standard than common industry practice which typically follows guidance as set out in the National House Building Council (NHBC) standards, the level reflects the basic standard recommended by the police for domestic dwellings and also reflects the standard previously required in the Homes and Communities Agency (HCA)Housing Quality Indicators.

The government recognises that there will be extra costs for dwellings currently only meeting the NHBC standard which might be an argument for PAS 24 to be applied on a locally targeted basis only. However, the Government believes that applying PAS 24 as a national standard will help to level the playing field across the sector. Further, although house builders will also need to adapt their supply chains to ensure they use PAS 24 compliant doors and windows, there will be greater clarity if there is one single standard applied across all local authority areas and all housing types.

The Government is therefore minded to implement the security standard as a national mandatory requirement applicable to all new homes.

**The requirement**

The new security requirement (Part Q) will be applicable to new homes only. The requirement states that the new home must be designed and constructed in such a way that it adequately resists both unauthorised access from outside the building; and unauthorised access from within the building to flats within the building.

**The new Approved Document Q (AD Q)**

A new Approved Document Q giving guidance on complying with the new security requirements has been drafted based around PAS 24. However, as with other Building Regulations requirements, alternative approaches that can be shown to achieve an equivalent or better performance would also be acceptable.