The Housing Standards Review
Security in new dwellings

Brian Martin
Building Regulations and Standards Div.
2010, Government said it would:
• cut red tape for businesses and individuals
• not rely on rules and regulations by themselves to get things done

2011-12: Harman Review established through HBF, LGA and NHBC.

Spring 2012: Housing and construction ‘Red Tape Challenge’.

October 2012: CLG Housing Standards Review launched.
Consultations
August - October 2013
September – November 2014
the “untenable forest”
So – what’s the big plan?

- Planning Authorities limited on what technical issues they can deal with for new housing.
- Local energy standards allowed (capped at Code 4 or eq) but only till 2016 – Zero Carbon.
- A single space standard that can be adopted by planning authorities.
- New “Optional” Building Regulations covering access & Water efficiency that can be called up by planning authorities but not changed by them.
- New requirement for all new homes for Security.
**Requirement**

**PART Q SECURITY**

**Unauthorised access**

Q1. Reasonable provision must be made to resist unauthorised access to—

(a) any dwelling; and

(b) any part of a building from which access can be gained to a flat within the building.

**Limits on application**

Requirement Q1 applies only in relation to new dwellings.

**Performance**

Requirement Q1 applies to easily accessible doors and windows that provide access in any of the following circumstances:

a. into a dwelling from outside

b. into parts of a building containing flats from outside

c. into a flat from the common parts of the building.

In the Secretary of State’s view, doors and windows will meet requirement Q1 if they can resist physical attack by a casual or opportunist burglar by being both:

a. sufficiently robust

b. fitted with appropriate hardware.
Easily accessible

Either:

• a window or doorway, any part of which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or

• a window within 2m vertically of a flat or sloping roof (with a pitch of less than 30°) that is within 3.5m of ground level.
Design of secure doorsets

1.2 Secure doorsets should be either:

   a. manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or
   b. designed and manufactured in accordance with Appendix B.
• **Building Act - Sections 6 & 7**
  
  • Guidance for some of the more common building situations.
  
  • May be alternative ways of achieving compliance with the requirements.
  
  • No obligation to adopt any particular solution contained in an Approved Document.
  
  • Onus of proof effectively switches to applicant if alternative approach is adopted.
• **Notifiable Work must be checked by Building Control Body.**

• This can be
  • A Local Authority or an Approved Inspector.
  • or signed off by a registered competent person – Schedule 3.
Do I have to use a UKAS accredited test lab?

NOTE 1: Laboratories accredited by the United Kingdom Accreditation Service (UKAS) or an equivalent European national accreditation body should have the necessary expertise to conduct the relevant tests.
Can test evidence from a system supplier be used by a fabricator?

NOTE 2: Any test evidence used to confirm the security of a construction should be carefully checked to ensure that it demonstrates compliance that is adequate and that applies to the intended use. Evidence passed from one organisation to another can become unreliable if important details are lost. Small differences in construction can significantly affect the performance of a doorset or window.
Do I need third party certification?

NOTE 3: Schemes that certify compliance with PAS 24:2012 or other standards that offer similar or better performance may be acceptable for demonstrating compliance. A list of UKAS-accredited certification bodies is given on the UKAS website. Many recognised schemes are also listed in Secured by Design’s New Homes 2014, Section 2.
Why don’t I just make lots of doors to Appendix B?
Planning authorities can still deal with crime reduction measures outside the building. (inc SBD Pt 1)

Voluntary standards like SBD Pt 2 are not outlawed, but they really are voluntary!

Police can still raise concerns about standards – New M.O.s etc.
The Housing Standards Review
Security in new dwellings

Brian Martin
Building Regulations and Standards Div.