Guidance Note 17:

Security for New Dwellings

From 1st October 2015 there will be a new Building Regulations Approved Document called Part Q which will look at the security of new dwellings. Part Q will apply to all applications for new dwellings submitted from 1st October 2015.

Part Q Security — Unauthorised Access

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.

This requirement applies only to new dwellings and applies to:

- Easily accessible doors and windows that provide access in the following situations
  - into a dwelling from outside
  - into parts of a building containing flats from outside
  - into a flat from the common parts of the building

Doors and windows will meet the requirement if they can resist physical attack by a casual or opportunist burglar by being:

- Sufficiently robust and
- Fitted with appropriate hardware.

Part Q does not consider:

- The level of attack associated with the more practiced burglar, who has some knowledge of the likely reward, and as a result is prepared to make noise and take risks, and is equipped with heavier duty tools more suited to a prolonged attack.

- The more experienced and professional burglars who are more focused and have knowledge of the likely reward it will bring.

Doors

Doorsets providing access into a dwelling or a building containing a dwelling need to be secure doorsets

- This includes garage doors if there is access from the garage to the dwelling unless the doorset from the garage to the dwelling is a secure doorset.
A secure doorset either:

- Is designed and constructed in accordance with a specification or design shown by test to resist physical attack by a casual or opportunist burglar, or
- Is bespoke and incorporates construction features in accordance with a specification or design shown by test to reduce crime.

Secure doorsets should be:

- Manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012

Or

Designed in accordance with Appendix B for bespoke timber secure doorsets

Or satisfy

- STS 201 Issue 5:2013
- LPS 1175 Issues 7:2012 security rating 2
- STS 202 Issue 3:2011 burglary rating B
- LPS 2081 Issue 1:2015 security rating B

The main door for entering a dwelling should:

- Have a viewer
  - Unless other means to see callers exists, such as clear glass within the door or a window next to the door
- Have a door chain or door limiter
  - Unless it is not appropriate e.g. where a warden may need to enter in an emergency or
  - Where alternative caller identification such as audio-visual door entry systems is used.
- Should be fitted with a multipoint locking system or if not practical, a mortice lock that conforms with one of the following standards:
  - BS 3261 (key locking both sides). Or
  - BS8621 (non-key on the internal face), or
  - BS10621 (non-key locking on the internal door face, but with an external locking override facility)
- Hinges accessible from the outside should incorporate hinge bolts.
- Letter plates where provided, should
  - Have a maximum opening of 260 x40 mm and
  - Incorporate a flap or other feature designed to hinder anyone attempting to remove keys with sticks and/or insert their hands.

Frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.

Lightweight framed walls should incorporate a resilient layer to reduce the risk of anyone breaking through the wall and accessing the locking system.

The resilient layer should be timber sheathing at 9mm thick, expanded metal or similar resilient material. The resilient layer should be to the full height of the door and 600mm either side of the doorset.
**Windows**

Windows at:
- Ground floor level
- Basement Level
- Within 2m vertically of an accessible level surface
- Within 2m vertically of a flat or sloping roof (with a pitch of less than 30°) that is within 3.5m of the ground

Should all be:

- made to a design that has been shown by test to meet the security requirements of PAS 24:2012
- Installation should be to manufacturer’s instructions.