

Secured by Design



Police Preferred Specification



# SECURED BY DESIGN HOMES 2019

VERSION 2 - MARCH 2019  
& PART Q OF THE BUILDING  
REGULATIONS 2016

**CAME**   
**ENTROTEC**

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# SECURED BY DESIGN

## OVERVIEW

**Secured by Design Homes 2019**, came in to effect for new SBD planning applications made after 1st April 2019 and sets requirements and recommendations for Bronze, Silver and Gold awards. **Section 27 - Access control and additional security requirements for buildings containing multiple dwellings or bedrooms** covers door entry, proximity access control and communal door sets, with further sections 28 to 31 covering Telephone and IP based systems, CCTV, other door sets including underground car parks and mail delivery. Specifiers and developers are always encouraged to get the advice of the local DOCO as the levels of compliance can be area particular. Please note that there is no difference in terms of access control for bronze, silver and gold. They must all meet section 27.

### Part Q - Approved Document Q

Building Regulations require new security standards for easily accessible doors and windows which apply to all existing and new build developments in England in relation to Part Q of the building regulations for physical security.

### Security Requirements

The new requirements of section 27 apply to visitor door entry & access control systems, communal external and internal entrance doors including vehicle entry.

There are different levels of SBD that need to be achieved if SBD is a planning condition. The level of security depends on the size of the block. Below are some of the key points to consider.

- 27.2 A door entry system is a visitor system that is able to call a dwelling, whether individual or served from a communal entrance. It shall allow a visitor to ring any selected dwelling within the particular system and/or building and hold a two way simultaneous conversation between the visitor and occupant of the dwelling. It will allow the occupant to see and identify the visitor and their location and will enable the occupant of the dwelling to remotely operate the electric locking device from their room terminal, thereby unlocking the communal entrance door(s) associated with the action and allowing the visitor access. This should be repeated at any subsequent communal entrance and landing if compartmentation of the building is required.
- 27.7 Communal entrance doorsets in blocks serving 4 dwellings or less, over no more than two floors, are not required to be connected to a visitor door entry system and access control system, and can be controlled by non-electronic keys only i.e. requiring residents to meet and greet visitors at the communal door. Doorsets shall comply with the physical security requirements of paragraph 21.1 to 21.17 and 21.19 to 21.22.
- 27.8 Communal entrance doorsets in blocks serving 4 dwellings or less, over more than two floors, are required to have a visitor door entry system and access control system (regardless of the number of flats/apartments, bedsits or bedrooms) and therefore specifiers are again referred to the content of paragraph 21.1 to 21.17 and 21.19 to 21.22. for the requisite physical security standards.
- 27.9 Tradesperson or timed-release mechanisms are not permitted as they have been proven to be the cause of antisocial behavior and unlawful access to communal developments.
- 27.10 Residential dwelling containing between 5 to 9 dwellings – Audio Video. Outer door only unless post boxes are within the lobby
- 27.11 Where a communal entrance doorset serves 5 dwellings or more, but less than 10, it is required to have a visitor door entry system and access control system to enable management oversight of the security of the building. Outer door only unless post boxes are within the lobby.
- 27.14 Residential dwelling containing 10 to 24 dwellings – Audio Video. Outer and inner door both Video with secure lobby to stop tail gating
- 27.16 All communal dwellings (see paragraph 27) with 10 flats, apartments, bedsits or individual bedrooms, or more should have a visitor door entry system and access control system to enable management oversight of the security of the building i.e. to control access to the building via the management of a recognised electronic key system. Outer and inner door both Video with secure lobby to stop tail gating.
- 27.18 – 27.33.2 Residential blocks containing 25 or more dwellings. We recommend that all these sections are read directly from the 2019 guide.

To summarize:

Systems to be an audio video door entry system with proximity access control.

Call panels are required at both the outer external entrance and on the inner door to the lift and stair cores which creates a secure lobby to limit tailgating and often fitted with the letter boxes.

In addition, compartmentalization of the block is required. This is done by placing video call panels at each combined lift and stair landing doors calling only the flats on that landing. Where the lift and stairs have separate lobbies generally the lift lobby door has a video call panel, and the stair core are reader only doors. Lift control using a lift capable of “Control of destination” can be used as an alternative when doors to secure the landings cannot be achieved usually because of the architectural layout of the building and the position of the lift and stairs. All call panels at each call panel position shall be in line with 27.2 and be audio video. Audio only call panels are not acceptable.

## How to Comply

Secured by Design Homes 2019 requirements can be met by the following:-

If SBD is required as a planning condition early engagement of the local DOCO should always be sort.

Design meetings with Came Entrotec/KMS staff should be sort who can provide solutions to each building to meet the design guide requirements.

Compliant SBD tested secure door sets for outer physical security and internal doorset to the level required by the DOCO must be achieved including fire rated SBD tested internal doors, installing complete entrance secure door sets with electronic releases (Generally magnetic locks) that are manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2016, STS 201, LPS 2081 B+, STS 202 BR2, LPS 1175 SR2+ or higher.

Doors shall always be supplied with the locking devices the door was tested with during the certificated SBD test. Retro fitting of locking devices will result in a non-compliant door.

If a call panel is being installed in the door set or side screen which is part of the tested door the call panel should be tested as part of the door set.

## CAME Entrotec Can Help

As a Secured by Design Member Company, a range of CAME Entrotec's Electronic Door Entry Systems and proximity access control systems, have been rigorously tested and certified to STS 202 BR 2 Level of Burglary Resistance, receiving Secured by Design Accreditation.

We have also tested and integrated our equipment with an increasing number of door manufacturers and security door sets to Pas24:2016, STS202 BR2, LPS1175 SR2 and SR3.

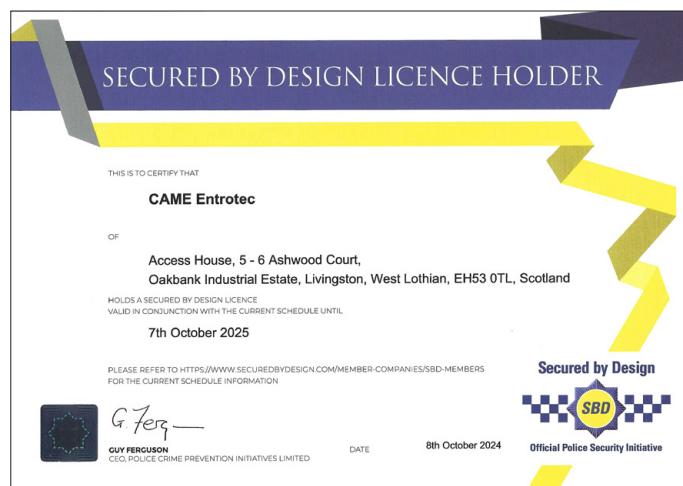
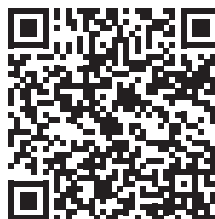
Contact us today for advice on system and design compliance with the latest security requirements for existing and new build dwellings.

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The original 2019 guide can be downloaded from here:

[https://www.securedbydesign.com/images/downloads/HOMES\\_BROCHURE\\_2019\\_update\\_May.pdf](https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_update_May.pdf)



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