

What is Approved Document Q?

On 1st October 2015 the Part Q of the Building Regulations came into effect to cover the protection of entry points to any new building. Contractors must ensure all steps are undertaken to prevent unauthorised access to all new houses and existing buildings converted into houses.

Part Q sets out standards for doors and windows which provide access into a building from outside, into parts of a building containing flats from outside and into a flat from the common parts of the building. All doors and windows are required to meet the security requirement PAS24:2012 or equivalent. PAS24:2012 requires doors and windows to pass cylinder and hardware attack test and comply with European security measures.

Part Q states: "Reasonable provision must be made to resist unauthorised access to any dwelling and any part of a building from which access can be gained to a flat within that building."

The regulation means that easily accessible doorsets, windows and rooflights are now required to be tested to PAS 24 standard or equivalent. It should be noted that Part Q doesn't apply to work started before 1st October 2015 or work subject to a building notice, full plans application or initial notice submitted before 1st October 2015 provided the work started on site before 1st October 2016.

The Approved Document Q ensures that greater levels of security are in place to protect new homes. Homebuyers are advised to check if their new home meets doors and windows part Q standards, while

existing homeowners are recommended to check if the entry points to their home are protected, resisting physical attack by a casual or opportunistic burglar. So if you are currently looking to buy a new home then make sure you ask if your doors and window meet Approved Doc Q.

Installation of the secure doorset:

- 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 least 9mm thick, expanded metal or a similar resilient material. The resilient layer should be to the full height of the door and 600mm either side of the doorset.

Installation of the secure windows:

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

The Secured by Design

The Secured by Design (SBD) is the national police crime prevention initiative which aims to enhance the cooperation of police and construction industry specialists to exceed the security requirements stated in the Building Regulations by reduction of crime through design and other approaches. Secured by Design encourage planning authorities, building control, developers, contractors, designers and those undertaking major or minor property refurbishment, to adopt crime prevention measures.

SBD is "Designing out Crime" by:

- working with planners and developers at the design stage to include security into the built environment such as natural surveillance, landscaping and lighting
- encouraging manufacturers of products such as doors and windows, to meet 'police preferred specification'.

This means that products are not only tested to

the minimum building requirements PAS24 by the manufacturer but also that they have attained third-party certification from a UK Accreditation Service (UKAS) accredited independent third-party certification authority.

A national network of 'Designing Out Crime Officers' based in Police Forces across the UK is liaising with architects, local authority planners, developers and builders at the planning stage to ensure that new developments and refurbished properties would benefit from police crime prevention techniques. The SBD police accredited door or window could keep a burglar out for 15 minutes, what increase the chances that the burglar will be spotted and police called.



Secured by Design National Building Approval (SBD NBA) will provide the accredited developers with a route to compliance with Approved Document Q. by conducting all relevant assessments on behalf of the developer to issue a certificate of conformity with Approved Document Q.

For more information about SBD NBA please contact us at sbdnba@acpo-sbd.co.uk

For information and advice on how to build to Secured by Design specifications visit www.securedbydesign.com

(Source: Building Regulations, SBD)