

Secured by Design Checklist



2019/0654/SBD/01

A development of 22 houses at Blackrock Street, Manchester

External Doors

All external doors must meet the PAS 24 standard.

BS PAS 24:2016 test certificates/SBD company certificates have been received for:

☒ front doors.

☒ rear doors.

☒ All front doors are compliant with the relevant test certificate.

☒ All rear doors are compliant with the relevant test certificate.

☒ The front door has a fixed external handle or a split spindle.

☒ To allow residents to identify visitors prior to opening the front door, the door contains a clear pane of laminate glass or a door viewer.

The letter plate: ** Not in door -*

☐ meets the door hardware federation technical standard TS008
or

☐ is fitted with a deflector plate or is located at least 400mm away from the internal handle and locking hardware.

☐ A door chain or other opening limiter has been installed to the front door.

Window Frames

All ground floor window frames must meet the PAS 24 standard.

☒ PAS 24:2016 or SBD company certificates have been received for all ground floor window frames.

☐ Ground floor window frames are all compliant with the relevant test certificates.

☐ Ground floor window frames can be locked with a key.

☐ Ground floor window frames have been fitted with fixed or locking opening restrictors that are not able to be released from the outside and limit opening to 100mm.

Glazing

The glazing within all ground floor window frames and all external doors (within and to the side of the doors) includes at least one pane of glass rated P1A under EN 356:

☒ all doors.

☒ all ground floor windows.

External Lighting

A light has been fitted which will illuminate the:

☒ front door.

☒ rear door.

☒ Lighting is switched using a photo electric cell (dusk-to-dawn) with a manual override.

- ☒ Light fittings produce 'white' light.

Boundaries

The fencing details indicated on the *Boundary Treatment* plan (drawing 1926-GWP-00-00-DR-A-(90)-0004 rev C05, dated 28.02.20) and *Fencing Details* plan (drawing 1926--GWP-XX-ZZ-DR-A-(90)-0005 rev C04, dated 28.02.20) are acceptable.

- ☒ The boundaries within and around the development have been secured in accordance with *Boundary Treatment plan* (drawing 926-GWP-00-00-DR-A-(90)-0004 rev C05, dated 28.02.20) and *Fencing Details* plan (drawing 1926--GWP-XX-ZZ-DR-A-(90)-0005 rev C04, dated 28.02.20).

- ☒ Exposed horizontal elements on the outer edges of the development are on the private side of the fence.

or

- ☐ Fencing on the outer edges is double boarded.

- ☐ Rear garden gates are self-closing and self-locking.

Intruder alarm

- ☒ An alarm has been installed. The alarm is linked to contacts on all external doors and PIR detectors monitor movement in the all ground floor rooms that have windows.

or

- ☒ A 13 amp, non-switched, fuse spur suitable for an alarm is available for occupants to fit an alarm should they wish to do so.

External Pipework

- ☒ To prevent climbing to first floor windows, pipework is square in profile and fixed back to the brickwork.

Utility Boxes

Utility meters should be located in secure cupboards at the front or side of the property (as near to the front of the building line as possible and in front on any fences or gates), where they can be easily accessed by the meter reader. Rear garden boundary fence lines and positioning of gates may need to be adjusted slightly to achieve this.

- ☒ Meter cupboards are easily accessible at the front of each the property.

Cycle stores

The cycle stores meet one of the following standards:

- ☐ LPS 1175 security rating 1 or

or

- ☐ Sold Secure™ standard

or

- ☒ A robust shed, with a door fitted with two Sold Secure™ hasp and staples that are secured by two Sold Secure™ padlocks, and with a Sold Secure™ ground anchor securely fixed to a suitable base, e.g. concrete slab, within the shed.

House Numbering

- ☒ Each house has a number that can clearly be seen from the road in front of the house.