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Your Ref: 125114/FO/2019  
Our Ref: 2019/0887/SBD/01

Tel: 0161 856 1245

**F.A.O. Laurence Jay**

Date: 21<sup>st</sup> June 2021

Dear Sir,

**Re: SECURED BY DESIGN (SBD) - 18 & 18A Kingsley Road, Northenden, Manchester.**

Thank you for your SBD application in relation to the above development.

I understand from your application form that you would like to achieve just 'Part 2 Compliance', now known as the SBD Silver Award. The attached checklist forms the physical security measures to achieve the SBD Silver Award. For the scheme to achieve the SBD Gold Award, only a few additional items would be required - which I have included at the end of your Silver checklist, for your information. We would always highly recommend that SBD Gold is achieved where at all possible.

A final inspection of the scheme will be required (which I advise is carried out 1-2 weeks before handover), upon which these items can be verified. I will then be able to issue the SBD Silver or Gold Certificate to discharge your condition. Please contact me as this time approaches to organise the inspection. Items which relate to technical information (e.g. door and window specifications) must be satisfied through the production of product test certificates, or SBD supplier certificates (if the supplier is an SBD-registered company), before the inspection is carried out.

Should you have any queries regarding the contents of this letter, or any other issues relating to this SBD scheme, please do not hesitate to contact me.

Yours faithfully



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# SBD Silver Award Checklist

2019/0887/SBD/01

18 & 18A Kingsley Road, Northenden, Manchester



## 1.0 Doors

- ☐ Front and rear doors must be compliant with and certified to BS PAS 24, STS 201 or LPS 1175 SR2. Any external french/double doors, sliding doors or bi-folding doors must be compliant with and certified to BS PAS 24.
- ☐ Front doors to properties should have fixed external handles or split spindles, meaning access is only possible with a key. Full instructions should be provided to residents to ensure that they understand that the key must be used to fully lock/secure the door.
- ☐ Front doors should also have either fixed sidelights or door viewers. Chain limiters are recommended but not generally essential. Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.
- ☐ Garage doors to integral garages (if there is a connecting internal door with the dwelling) must be tested and certified to LPS 1175 SR1. Alternatively, the internal connecting door must be to the same burglary resistant specification as the front door (e.g. BS PAS 24). If there is to be no internal connecting door, the garage door should be of robust construction, with a multi-point locking mechanism.

## 2.0 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24.
- ☐ All ground floor and any easily accessible opening lights (e.g. any first floor windows accessible from single-storey projections, escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

## 3.0 Glazing

- ☐ All ground floor (or if otherwise easily accessible e.g. from any single-storey projections) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

## 4.0 Alarms

- ☐ Each house should have either an alarm, or a dedicated non-switched fuse spur to allow for the installation of an alarm. If alarms are installed, they should comply with either:
  - BS EN 50131 and PD 6662 for wired systems; or
  - BS 6799 for wireless systems.
- ☐ If an alarm is installed, it should be linked to contacts on all doors and PIR detectors should cover all ground floor rooms with windows.

## 5.0 Other

- ☐ Ideally, meter cupboards should be either remotely-read or located to the fronts of dwellings only and not in the private areas, in order to deter bogus callers.

## Additional Measures Required for **SBD Gold** Award

### 6.0 Boundaries

- ☐ The boundaries and gates to the side of the dwellings, between the front gardens and rear gardens, should be 2100mm in height (with the top 300mm consisting of robust integral trellis if required). They should be formed by close-boarded timber fencing as fencing with horizontal slates could be easily scaled. All other sub-divisional boundaries to private gardens should be formed by 1800mm high walls or timber fencing.
- ☐ The front gardens/driveways of the houses should be demarcated and segregated by low-level walls or railings and planting, to an approximate height of 1200mm. Any low boundaries that adjoin high boundaries should have transition panels/sections to prevent the low boundary being used as a climbing aid over the higher.
- ☐ Where possible, bins should be stored within private gardens. Where this is not possible, they should be secured within lockable enclosures to prevent theft, mis-use or arson. Care should be taken to ensure bin stores to the front of properties do not impede surveillance opportunities of or from them.

### 7.0 Lighting

- ☐ External lighting must be provided to the front and rear doors of houses, operated by photoelectric cell/daylight sensor (manual override is also permissible).

### 8.0 Landscaping

- ☐ In vulnerable locations, such as around dwelling frontages/entrances and parking driveways, low planting should not exceed 1000mm in height and tree canopies should fall no lower than 2000mm from the ground. This is in order to allow people to see their surroundings better and eliminate hiding places.
- ☐ Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).
- ☐ Planting must be avoided that will aid climbing over boundary treatments. The security of fences can be compromised if trees or street furniture are placed close by.

Please inform us of any alterations to the scheme following receipt of this letter, as the criteria within may be affected.