

Site Wide Security Strategy
Land Between Weldale Street and Chatham Street RG1 7BW
November 2021

Introduction

This document has been prepared to detail the site wide security strategy in relation to the development taking place at Land Between Weldale Street and Chatham Street, RG1 7BW.

The proposals were granted planning permission under reference 170326 in March 2018 subject to condition 45 which requires:

"Prior to the first occupation of any residential unit hereby approved details of a site wide security strategy, including CCTV details (to include connection to the wider town centre system), details concerning measures to reception areas should manned reception areas ever be reduced below 24 hours a day or the manned concierge is ever removed, and measures to be incorporated into the development to demonstrate how full and robust access control (incorporating best practice guidance Secured by Design Homes 2019) will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. Measures in the relevant area (in line with the approved phasing plan) of the approved scheme shall be in place before occupation of the relevant phase of development and permanently retained and maintained thereafter."

This document therefore sets out the full security details that will be implemented including:

- Details concerning measures to reception areas should manned reception areas ever be reduced below 24 hours a day or the manned concierge is ever removed; and
- Measures to be incorporated into the development to demonstrate how full and robust access control (incorporating best practice guidance Secured by Design Homes 2019) will be achieved.

Overall, the development will benefit from a 24/7 manned concierge, but this note sets out the security measures that will also remain should that cover ever be reduced below 24 hours a day. Full CCTV details are also provided separately from this document.

Access Control

As has previously been set out, access to building entrances will be controlled by the 24/7 concierge. Any visitors or contractors visiting the site will be required to sign in and will be provided with a guest band or pass, so that they can be clearly identified onsite. Identification will be checked for all suppliers or contractors visiting site.

Whilst the concierge desk will be manned 24/7, should this area cover ever be reduced below 24 hours a day, access control to the building will remain secure via the provision of the NSP system which will ensure that residents themselves are in control of who enters the building.

Visitor access will be provided using the NSP V6200 intercom at both unit level and via the management office. This is essentially a door entry system that is able to call a dwelling, whether individual or served from a communal entrance, as shown at Appendix 1.

It allows 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. The door entry systems will have the ability to display the image of the caller before the call is answered, so the resident can choose whether to answer the call or not.

A proximity access control system provides electronic access through communal entrance doorsets. This is generally by use of a card or key fob issued to an occupant or person such as staff member, contractor or postal delivery service. It grants access to required areas via locked doors when the valid card or key fob is presented to a proximity reader fitted to the communal entrance doorset. Authorised access can be restricted to certain times of the day for some users. Tradesperson or timed release mechanisms will not be permitted. The details of the proposed card reader are shown at Appendix 1.

The access control system will have the facility to record and identify the location, user, type, time and date of every system event. Sufficient memory storage must be available for a period of not less than 30 days. The system will be fully programmable, with access restricted to the nominated system controller(s) who will be able to manage the system via remote access in order to expeditiously delete lost or stolen proximity cards or key fobs and any enrolled radio transmitters. If the visitor door entry system is not capable of capturing images, then it should be linked to a CCTV system, or a dedicated CCTV camera should be installed for this purpose.

These measures are proposed in line with the 2019 Homes Secure by Design principles. The maintenance and management of the door access control and CCTV will be coordinated in line with core Secure by Design principles.

CCTV

In addition to the above measures, the development will benefit from internal and external CCTV cameras, covering all access and egress points, and areas of concern to the perimeter, and internal amenity, the full CCTV details are contained separately to this note.

CCTV cameras associated with visitor door entry systems covering communal entrances and internal lobby areas will be installed and be capable of providing images of persons that are clearly identifiable on smaller devices such as smart phones.

The data controller will facilitate the availability of images at all times to the police upon reasonable request. Contact details for the data controller must be clearly displayed in accordance with the requirements of the GDPR.

CCTV will be centrally held by a HIK Vision smart managed Switch. This system will allow the onsite concierge to review CCTV live from cameras and also monitor system performance in real time. The onsite concierge will have sight of all CCTV cameras from the main reception and mobile devices so that these can be actively monitored as part of the secure by design requirements.

External cameras will benefit from ANPR for traffic management, with a worldwide number plate recognition capability.

It is recommended that the system receives a minimum of two maintenance inspections per year. Each camera will be cleaned, and a test recording completed and compared with the previous recording, to ascertain any deterioration in quality and performance. The contractor should issue a certificate of operational safety and security.



NSP V6200 INTERCOM



Description

The NSP V6200 INTERCOM has call progress LED's for "SPEAK", "DOOR OPEN" and "BUSY" along with distinct video and audio reassurance tones to assist the visitor. Buttons are IP65 rated, the panels are 316 grade stainless steel and IP55 rated. Audio amplifiers and microphones are protected with a fine offset stainless-steel mesh to protect against vandalism. Full control of volume levels to the amplifier and the telephones can be adjusted independently at the amplifier module.



SMF RD MIFARE Card Door Reader & Controller



Description

The SMF RD is complimentary to the SMF 01 and SMF 02 and SMF01 range. It is programmed in exactly the same manner as its counterparts but has the advantage of being hardwired to a separate controller.



The controller is hardwired to the power supply and provides power for separate locking devices such as maglocks, electric strikes, automatic doors and barriers.