
Security Report

1 Albert Road
Caversham
Reading
RG4 7AL

13th December 2018



INTRODUCTION

This report has been prepared to provide a detailed explanation of the security measures at 1 Albert Road. The pre-occupation part of condition 14 relating to security states:

'ii) The development shall be carried out in accordance with the approved details, and no apartment shall be occupied until written confirmation of SBD accreditation has been submitted to and approved in writing by the Local Planning Authority.'

As you will read in this report the building will have excellent security measures in place, however we will not be able to meet the criteria above because the flat entrance doors do not have a PAS:24 certification. This is because PAS:24 entrance doors are not suitable for use with fob operation for residents in an extra care development.

Therefore we are submitting a non-material amendment application to request to change the wording of the condition to:

'ii) No apartment shall be occupied until the details of the approach to security and best endeavours to achieve SBD accreditation has been submitted to and approved in writing by the Local Planning Authority.'

This report will set out the security measures which will be in place and detail the issues surrounding the flat entrance doors.

Note: All external UPVC windows and patio doors can be PAS:24 and will have standard lever handle multi-point locking.

PROGRESSIVE PRIVACY

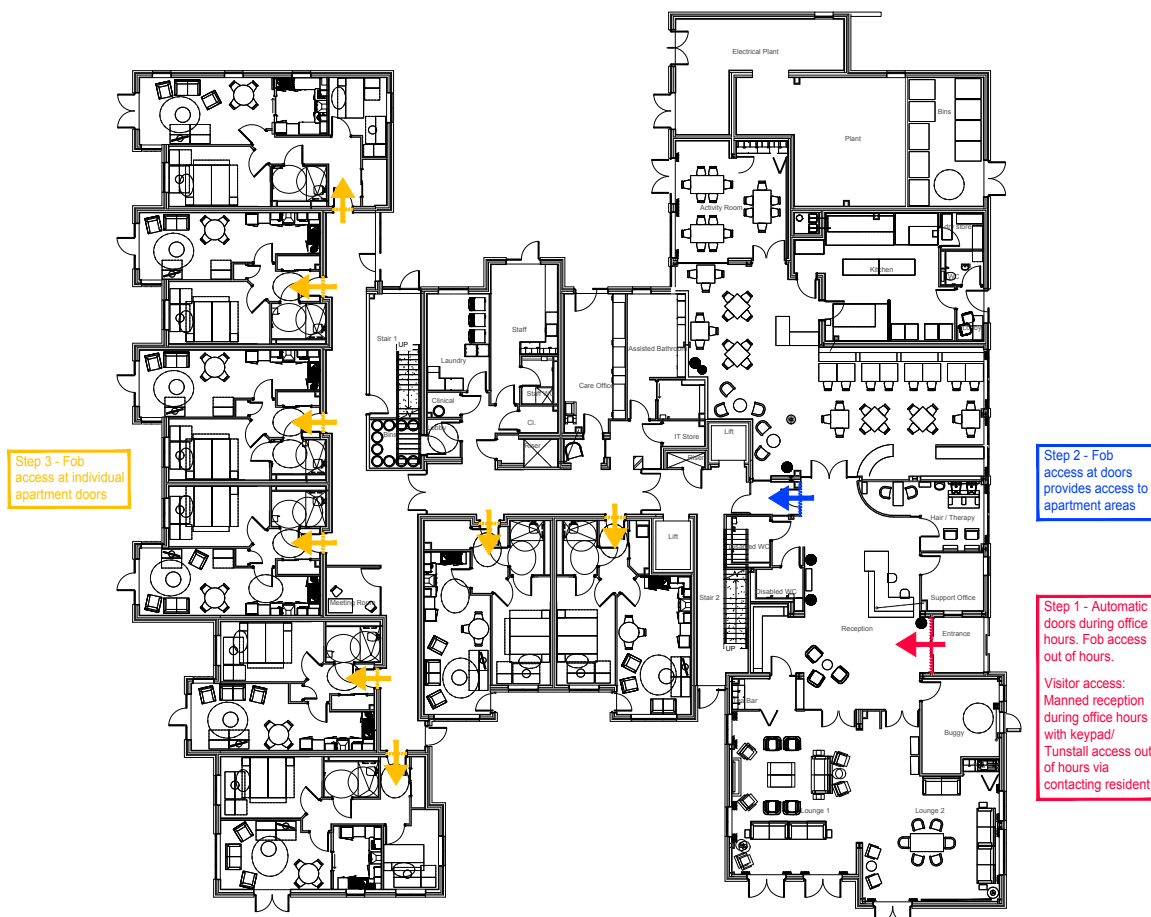
Dovedale will operate a three part progressive privacy system to provide adequate security for the residents. The first part is at the main front door to the block which is only freely open during working hours when numerous staff will be on the premises. Outside of this time the door will be locked and can only be opened by a resident or member of staff using a key fob or on authorisation of a resident via a phone entry system. This provides the first stage of privacy.

There are then secure doors from the entrance area that can only be operated by the residents or staff via a key fob to gain access to the corridors that lead to the flat entrance doors. This is the second stage of security.

The third stage of security is the flat entrance doors themselves which are fob operated and can be locked using a thumb turn from the inside.

The Extra Care product is not like an ordinary residential flat block. There are two additional doors to gain access to prior to coming into contact with the flat entrance door. On a residential property there would be no obstruction to reaching the front door.

The plan below sets out the progressive privacy points.



CCTV

CCTV will be installed throughout the building and the layout of the CCTV can be seen below. The coverage will help to prevent potential intruders from attempting to break into the building.



STAFFING

Unlike a residential development an extra care scheme is staffed 24 hours a day, 7 days a week, 365 days a year. There will be numerous staff on site which will help to monitor people entering the scheme. The reception desk is situated directly adjacent to the main entrance doors provide the staff with a great view of who is entering the property, There is also a window in the staff office directly to the car park which will provide a natural surveillance of this area.

FLAT ENTRANCE DOORS

Secured by Design states that a flat entrance door in a residential property which includes extra care schemes should meet the PAS:24 standard, even though this development is classed as C2 in terms of planning use class. The current design of PAS:24 doorsets makes the locking mechanism of the doors very heavy and difficult to operate for many extra care residents, especially those who have mobility and dexterity issues.

If residents cannot use the locking mechanism on their doors, they are likely to leave it unlocked which is a greater security risk. I have heard of one resident in a similar extra care scheme who couldn't lock the door and so barricaded herself in which is obviously a huge fire risk. If a resident is unable to open the door and has to get a member of staff to help, it is completely counter to the policy of independent living which is the mantra of extra care.

Due to the above we have installed a timber doorset which meets the requirements of a bespoke timber doorset in Appendix B of Approved Document Part Q - Security which is considered a 'secure doorset' for the requirements of Part Q. The density of the timber door is 620kg/m³ which is above the requirements stated.

The current doors comply with all other areas of the bespoke timber doorset requirements of Part Q with the exception of the locks. Due to fire escape requirements we would need to install two BS:8621 locks to comply with both fire escape and the bespoke doorset requirements. One would be a mortice lock and the other would be a surface mounted lock.

These types of lock are non-key locking on the internal face and allow residents to escape without a key if a fire should occur. Having spoken to numerous ironmongery providers a lock which meets BS:8621 cannot be suited to a master key arrangement and therefore cannot be used in this type of development where staff require the ability to access all apartments in case of medical emergencies.

Furthermore the fitting of additional locks on the door will require two handed operation of the door. This is difficult for people with good dexterity, let alone for those who have mobility issues. These locks would also have to be mounted 400-600mm apart which would make it very difficult, if not impossible for residents who require wheelchairs to operate.

Many residents would struggle to operate a simple single point locking keyed entry and as a result we have opted for fob access which is simple for residents to operate and can provide staff with access in the case of emergencies. This is the most suitable form of door operation for residents in an extra care scheme.

CONCLUSION

The use of PAS:24 flat entrance doors is not suitable for residents in extra care schemes due to the difficulty they have in their operation. Alternative approaches to create a bespoke timber door with locks that meet BS8621 are also not appropriate due to emergency access and fire escape requirements, and again the operation of the doors by the residents.

There are numerous security measures in place above and beyond that of which a residential development would have including progressive privacy, CCTV and 24/7 staffing.

Therefore we request to alter the wording of the planning condition to read:

'ii) No apartment shall be occupied until the details of the approach to security and best endeavours to achieve SBD accreditation has been submitted to and approved in writing by the Local Planning Authority.'

Whilst we are fully committed to providing a fully secure building for residents, we will not jeopardise the residents' ability to access their property independently, nor the access to the apartment by staff in a medical emergency.