Secured by Design

HOMES 2024

Application Form

Secured by Design

SBD

Official Police Security Initiative

Secured by Design (SBD) is a minimum standard for security. Applicants should make themselves familiar with the relevant sections of the 'Secured by Design Homes 2024' document which is available at: www.securedbydesign.com/guidance/design-guides. Please be aware that both the aforementioned guide and this application form must be used for all SBD Homes applications from 1st March 2024.

The checklist at the rear of this application form is a guide and MUST be read in conjunction with the full SBD Homes 2024 document to ensure that your application will comply.

You are strongly advised to contact the local DOCO to discuss the development before submitting a planning application, completing a Design and Access Statement or completing this application checklist.

This application, when completed and forwarded to the Police, may be subject to Freedom of Information Act (FOIA) requests. The Freedom of Information Act 2000 provides public access to information held by public authorities. The Act covers any recorded information held by a public authority in England, Wales and Northern Ireland, and by UK-wide public authorities based in Scotland. Information held by Scottish public authorities is covered by Scotland's own Freedom of Information (Scotland) Act 2002.

SBD Homes format in detail

The SBD Homes document is presented in three parts:

Part 1: Development design and layout. This part provides guidance on all aspects of design and layout that impact on the creation of a safe and secure environments, including road layout, footpath design, communal areas, dwelling boundaries, car parking and lighting.

Part 2: Physical security of the home. This part provides the 'Police Preferred Specification' for all physical security requirements for new or refurbished homes. It is separated into two sections; Part 2A reflects the requirements of the GB Building Regulations and Part 2B addresses bespoke new homes and existing refurbished homes.

Part 3: Additional features for the SBD Gold award. The essential security dwelling detail requirements in Part 2 are further enhanced by the requirements set out in this part. Part 3 addresses the requirements for a range of additional or optional residential features, such as enhanced glazing, external garage doorsets, external bicycle parking for residents in public areas, intruder alarms, etc. If a development contains any of the features within Part 3, the physical security requirements within this part should be adhered to in order to achieve full SBD Gold compliance.

Compliance with any of the following SBD Awards satisfies the GB Building Regulations (see paragraph 1.1 of the SBD Homes 2024 document).

SBD graded security levels

Secured by Design has three differing levels of security award:

1. **SBD Gold** which incorporates the security of the external environment together with the physical security specification of the home.
2. **SBD Silver** which offers those involved in new developments, major refurbishment and the individual the opportunity to gain an award for the level of physical security provided.
3. **SBD Bronze** which offers a route to achieve a reasonable level of physical security for bespoke or refurbished properties where a traditional enhanced security product is not available, or cannot be utilised due to the listed building or other conservation status.

SBD Gold

The SBD Gold Award is awarded to new developments or refurbishment schemes that have achieved compliance with all the required security features particular to the development, contained within Part 1, Part 2A and Part 3 of this document.

SBD Silver

There are two routes to obtaining the SBD Silver Award:

i. SBD Silver can be awarded to new developments or refurbishment schemes that meet the required security features particular to the development contained within Part 2A.

The above is the minimum qualifying criteria for Secured by Design National Building Approval (see section 4 of the SBD Homes 2024 document).

ii. SBD Silver can also be awarded to new bespoke developments or refurbishment schemes that meet the required security features particular to the development contained within Part 1, Part 2B and Part 3.

SBD Bronze

SBD Bronze can be awarded to new bespoke developments or refurbished properties that meet the required security features particular to the development contained within Part 2B.

How to apply for the SBD Award

Applicants should make themselves familiar with the relevant parts of the SBD Homes 2024 Guide and are strongly advised to consult the Designing Out Crime Officer (DOCO) for site specific information at the earliest opportunity, ideally at the pre-planning stage, and follow the application process.

This application form must be read in conjunction with the full SBD Homes 2024 document to ensure that your application will comply.

If you are applying for Secured by Design Part 2 (SBD Silver or SBD Bronze Award) to demonstrate compliance with the GB Building regulations (see paragraph 1.1 of the SBD Homes 2024 document), please go to Part 2 of the application form.

The development will be measured against the requirements of the SBD award scheme current at the time the application was made. Developments that have not started on site within 3 years of the original SBD application shall be subject to a new application – which includes developments where only a phase of building begins more than 3 years from the original application date.

Developers wishing to apply for Secured by Design approval should contact their local Designing Out Crime Officer at: https://www.securedbydesign.com/contact-us

Please complete the appropriate boxes to indicate compliance, but note that additional or alternative measures, which are subject to the local crime risks, may be required by the DOCO. These alternative and additional measures will be notified to you in writing. Please also note that unless you are informed otherwise by the DOCO in writing, you will be expected to achieve all of the applicable requirements as outlined in the SBD Homes 2024 document.

Opportunities for designing out crime have often been lost by the time a development scheme has gained planning permission. Applicants should be aware that whilst late applications for Secured by Design may be considered by the DOCO, the development may not meet the requirements of SBD if the design, layout or specification is unsatisfactory.

Development details registration and checklist

Site location and main contact for DOCO				
Name of contact	Luke Dickson			
Site address	220-222 Elgar Road, South Reading			
Postcode	RG2 0BW			
Telephone	0300 123 1567			
Email	Luke.Dickson@abri.co.uk			
Total number of units	16	Number of SBD units	16	

Name, address and contacts details of	
Architect	Chris Fielder
Address	Furzehall Farm, Wickham Road, Fareham, Hampshire,
Postcode	P016 7JH
Telephone	01329283225
Email	Chris.Fielder@hgp-architects.co.uk

Developer	ABRI
Address	Collins House, Bishopstoke Road, Eastleigh, Hampshire
Postcode	SO50 6AD
Telephone	0300 123 1567
Email	Luke.Dickson@abri.co.uk

Builder	ABRI
Address	Collins House, Bishopstoke Road, Eastleigh, Hampshire
Postcode	SO50 6AD
Telephone	0300 123 1567
Email	Luke.Dickson@abri.co.uk

Housing Association (if applicable)	ABRI
Address	Collins House, Bishopstoke Road, Eastleigh, Hampshire
Postcode	SO50 6AD
Telephone	0300 123 1567
Email	Luke.Dickson@abri.co.uk

Local Housing Authority (if applicable)	
Address	Reading Borough Council
Postcode	
Telephone	
Email	

Which Secured by Design Award are you applying for?

Applicants are required to indicate which award they seek to achieve. The flowchart in Appendix A will help you decide which award is most appropriate.

Please select one award as named below:

	Secured by Design Gold	✔	Secured by Design Silver		Secured by Design Bronze

SBD/DOCO Reference No.	SBDLC.305.2025 - Vic Smith 07855 424383

Plans and documents to accompany each SBD Application	
✔	Location Plan (to scale not less than 1:2500)
✔	Site Layout (to a scale not less than 1:200) including services drawings building elevations
✔	Elevations
✔	House Plan (for each unit type)
	Lighting Scheme Declaration of Conformity
	Landscape and boundary details

NOTE: Please consult your local DOCO regarding how many sets of documents are required and whether they can be sent electronically.

If you are NOT applying for a Secured by Design Gold Award, please explain why	
	Discharge Building Regulations/Standards
	This is a local authority council housing requirement
✔	This is a planning condition
Other (please describe):	
There is a condition attached to the grant of the Planning Application for the site to achieve Secured by Design SILVER.	

Application process

The best crime prevention gain will be achieved through early negotiation. It is important that the applicant meets with the DOCO prior to submitting a planning application, as Design and Access Statements require the applicant to show an awareness of the crime and disorder issues in the area and demonstrate the measures that will be taken to design out these issues in the new development.

The Secured by Design Homes 2024 application form includes the following:

1. **Registration and checklist:** initial application to include contact details, plans for the development and checklist.

2. **Technical details:** doorset and window manufacturer details, technical standards and test reports.

Process

1. The applicant will provide plan drawings detailing the extent of the development and send these with the completed 'registration and checklist' section of this application form to the DOCO at the earliest opportunity. It may be necessary to meet with the DOCO at this stage to ensure that contractual obligations are in line with the Secured by Design Award requirements. Contact details for all DOCOs can be found on the SBD website at: www.securedbydesign.com/contact-us

2. The DOCO will provide a written response to the applicant to include, where necessary, any additional or alternative crime prevention measures that may be required in order to achieve SBD certification.

3. Should the proposed layout or specification alter as a result of liaison with the local planning authority or a statutory consultee, the DOCO shall be notified and provided with the amended drawings.

4. The 'technical details' section of this application form can be submitted at any stage during the consultation process that manufacturer details, technical standards and test reports are finalised. Certification will not take place until these details have been submitted.

5. The Secured by Design certificate may be issued upon completion of the first dwelling providing the DOCO is satisfied that all Secured by Design requirements have been met.

6. The applicant may use the SBD logo for marketing purposes if the developer, or the developer's agent, completes a Secured by Design Pre-Build Agreement and there has been a satisfactory review of the proposed layout and technical specifications by the DOCO. Developers are reminded that completion of the SBD Pre-Build Agreement represents a legally binding contract. Therefore, unauthorised alterations to the specifications, pertinent to the SBD application, will constitute an offence under the Trade Descriptions Act 1968 and other legislation. Without a pre-build agreement you may not use the SBD logo until the site has been signed off by a DOCO.

7. Successful applicants are reminded that once a Secured by Design Certificate has been issued, the specification for all homes must be the same as the first dwelling. If any changes to the specifications of the dwellings or the surrounding environment are proposed, then the DOCO must be informed prior to any work being carried out on site. The Secured by Design logo signifies police approval and unauthorised use may constitute an offence against the Trade Descriptions Act 1968 and other legislation.

8. Contact will be made with the DOCO at least two weeks prior to completion to arrange a site visit so compliance with Secured by Design can be checked and certification issued prior to handover. The police service reserves the right to revisit all developments issued with a Secured by Design certificate.

9. Specifiers are reminded that products tested to PAS 24 (Clause 5), STS 201, STS 202 & STS 222 shall be permanantly marked in a position that is visible and readily accessible when the product is open and not visible when the product is closed to meet the standard. For SBD compliance, doors must be clearly marked and contain the following information:

   - Number and date of the standard
   - The date of manufacture of the product (at least the year and quarter)
   - The name or trademark of the manufacturer or other means of identifying the manufacturer
   - The classification of the doorset

   Please note that this is an additional requirement to UKCA and CE marking.

   Secured by Design recommends doorsets are marked on the head (top) of the door to avoid any identifying labels/data being removed during the final site cleaning process.

10. There are other benefits for the homeowner and manufacturer in permanent marking of products. These include identifying the doorsets in the future in relation to any civil claims and enabling the homeowner to get the maximum insurance benefits by making it easier for them to identify the fact that they have a certificated doorset or window.

Applicants for SBD certification should select from the list overleaf, the features that are relevant to their development and indicate by marking the Yes or No boxes whether or not they undertake to comply with the guidance and advice published in the SBD Homes Guide 2024. Such compliance will be subject to consultation with the DOCO and should be collaborative in nature with the common goal of making the built environment safer for people; failure in this regard should be seen as a regrettable lost opportunity to enhance public safety.

Part 1 Development design and layout

Section number	Section name	Yes	No
8	Roads and footpaths	✔	
9	Communal areas and play spaces	✔	
10	Dwelling boundaries	✔	
11	Layout and orientation of dwellings	✔	
12	Gable end walls	✔	
13	Rear access footpaths		✔
14	Dwelling identification	✔	
15	Climbing aids		✔
16	Vehicle parking	✔	
17	Bicycle parking	✔	
18	Planting in new developments	✔	
19	Street lighting		✔

Part 2A Physical security for new homes

Section number	Section name	Yes	No
22	Doorsets and windows and their fitness for purpose	✔	
23	Dwelling entrance doorsets	✔	
24	Windows, roof windows and roof lights	✔	
25	Conservatories and sunrooms		✔
26	Lightweight framed walls in houses and buildings containing multiple dwellings or bedrooms		✔
27	Private external lighting	✔	
28	Utility meters	✔	
29	Access control and additional security requirements for buildings containing multiple dwellings or bedrooms	✔	
30	Fire and Rescue Service key systems	✔	
31	Lift security	✔	
32	Secure bicycle parking	✔	
33	Bin stores, plant rooms and substations	✔	
34	Emergency door release devices	✔	

Section number	Section name	Yes	No
35	Telephone and Internet Protocol (IP) based access control/visitor door entry systems with or without remote unlocking	✔	
36	CCTV and recording		✔
37	CCTV management and maintenance protocols		✔
38	Doorsets providing alternative access to communal areas (other than the primary shared or communal access doorset) including emergency egress doorsets	✔	
39	Mail delivery in buildings containing multiple dwellings or bedrooms	✔	
40	Loft hatches in communal areas	✔	
41	Electrical sockets and USB charging points in communal areas	✔	

Part 2B Physical security for bespoke homes and existing refurbished homes

Section number	Section name	Yes	No
43	New bespoke houses, bungalows, flats, apartments or maisonettes accessed via a private dedicated entrance doorset		
44	Security of existing refurbished doorsets		
45	Secure mail delivery to bespoke houses, bungalows, flats, apartments or maisonettes accessed via a private dedicated entrance doorset		
46	New bespoke windows, roof windows and roof lights		
47	Security of existing refurbished windows		
48	Conservatories and sunrooms		
49	Private external lighting		
50	Utility meters		
51	Additional or alternative requirements for new bespoke buildings containing multiple dwellings or bedrooms		
52	Mail delivery in bespoke buildings containing multiple dwellings or bedrooms		
53	Bespoke doorsets providing alternative access to communal areas (other than the primary shared or communal access doorset) including emergency egress doorsets		
54	New windows, roof windows and roof lights in bespoke buildings containing multiple dwellings or bedrooms		
55	Lightweight framed walls in bespoke dwellings		
56	Loft hatches in communal areas		
57	Secure bicycle parking		
58	Internal communal drying rooms		

Part 3 Additional features for an SBD Gold Award or a Silver Award for a bespoke development

Section number	Section name	Yes	No
60	Doorsets providing access/egress from communal areas, houses and buildings containing multiple dwellings or bedrooms		✔
61	Additional window requirements for an SBD Gold Award		✔
62	External garage doorsets		✔
63	Car parking	✔	
64	External bicycle parking for residents in public areas		✔
65	Intruder alarms		✔
66	Future Homes Standard		✔

Doorsets and windows technical details

In addition to security requirements, any doorset or window that requires fire and/or smoke performance must conform to the current fire safety regulations at the time of application for Secured by Design. It should be noted by all parties that before any Secured by Design Award can be made, full details of product manufacturers must be disclosed within the various sections of this form.

Dwelling entrance doorsets	
All doorsets allowing direct access into the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, easily accessible balcony doorsets, etc., shall be certificated to one of the following minimum standards, or above:	
✔	PAS 24:2022, or
☐	PAS24:2016*, or
☐	STS 201 Issue 14, or
✔	LPS 1175 Issue 7 Security Rating 2+, or
☐	STS 202 Issue 10 Burglar Resistance BR2, or
☐	LPS 2081 Issue 1 Security Rating B, or
☐	STS 222 Issue 2 Burglar Resistance BR2(S)

Doorset manufacturer's details (Please submit additional sheets if required)	
Name	To be confirmed in due course
Address	
Postcode	
Telephone	
Email	
☐	Secured by Design Licensed Member – *(If the doorsets are being sourced from a Secured by Design Member Company you do not have to supply test house or certification information unless otherwise requested)*
Name of UKAS test house:	
☐	Test Report(s)/Scope of Certification will be sent to the DOCO
☐	Test Report(s)/Scope of Certification have been included with the application
Name of UKAS certification authority:	

Windows, roof windows and rooflights

All easily accessible windows (including easily accessible rooflights and roof windows) shall be certified to one of the following minimum standards, or above.. For a definition of the term “easily accessible”, please see Note 23.4a of Secured by Design Homes 2024. Please indicate their compliance in the appropriate boxes and complete the manufacturer and test house details:

✔	PAS 24:2022, or
	PAS 24:2016*, or
	STS 204 Issue 9, or
	LPS 1175 Issue 7 Security Rating 1+, or
	STS 202 Issue 10 Burglar Resistance BR1, or
	LPS 2081 Issue 1 Security Rating A, or
	STS 222 Issue 2 Burglar Resistance BR1(S)

Window manufacturer’s details (Please submit additional sheets if required)	
Name	To be confirmed in due course.
Address	
Postcode	
Telephone	
Email	
	Secured by Design Licensed Member – *(If the windows are being sourced from a Secured by Design Member Company you do not have to supply test house or certification information unless otherwise requested)*
Name of UKAS test house:	
	Test Report(s)/Scope of Certification will be sent to the DOCO
	Test Report(s)/Scope of Certification have been included with the application
Name of UKAS certification authority:	

Rooflight manufacturer’s details (Please submit additional sheets if required)	
Name	N/A
Address	
Postcode	
Telephone	
Email	
	Secured by Design Licensed Member – *(If the rooflights are being sourced from a Secured by Design Member Company you do not have to supply test house or certification information unless otherwise requested)*
Name of UKAS test house:	
	Test Report(s)/Scope of Certification will be sent to the DOCO
	Test Report(s)/Scope of Certification have been included with the application
Name of UKAS certification authority:	

External garage doorsets

Vehicle access doorsets shall be certificated to one of the following minimum standards, or above. Please indicate their compliance in the appropriate boxes and complete the manufacturer and test house details:

☐	LPS 1175 Issue 7 Security Rating 1+, or
☐	STS 202 Issue 10 Burglar Resistance BR1, or
☐	LPS 2081 Issue 1 Security Rating A, or
☐	STS 222 Issue 2 Burglar Resistance BR1(S)

Doorset manufacturer's details (Please submit additional sheets if required)	
Name	N/A
Address	
Postcode	
Telephone	
Email	
☐	Secured by Design Licensed Member – *(If the doorsets are being sourced from a Secured by Design Member Company you do not have to supply test house or certification information unless otherwise requested)*
Name of UKAS test house:	
☐	Test Report(s)/Scope of Certification will be sent to the DOCO
☐	Test Report(s)/Scope of Certification have been included with the application
Name of UKAS certification authority:	

Further product suppliers	
Product	Cycle store door

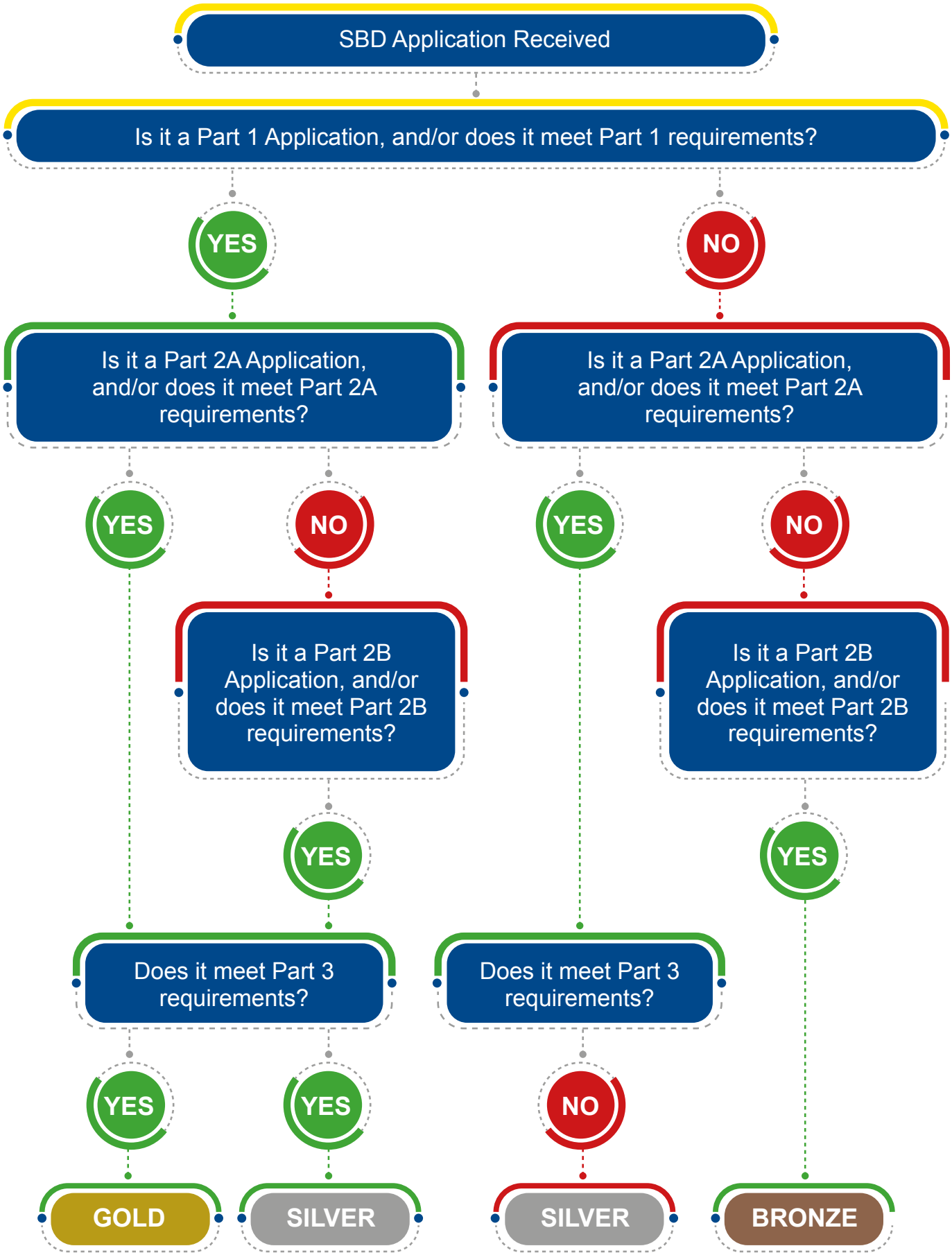
Manufacturer's details	
Name	To be confirmed in due course
Address	
Postcode	
Telephone	
Email	
☐	Secured by Design Licensed Member – *(If the doorsets or windows are being sourced from a Secured by Design Member Company you do not have to supply test house or certification information unless otherwise requested)*
Name of UKAS test house:	
☐	Test Report(s)/Scope of Certification will be sent to the DOCO
☐	Test Report(s)/Scope of Certification have been included with the application
Name of UKAS certification authority:	

Please provide further information if necessary

Person completing this application form:

Name (please print)	Chris Fielder		
Signature		Date	18th August 2025

Appendix A



Notes:
No award is available for Parts 1 or 3 only. Also, no other award combination are available.