

The £60,000 Home - Comes with SBD as Standard

The New Year starts well as English Partnerships confirm Secured by Design as a fundamental requirement for the new dwellings being commissioned under John Prescott's £60,000 house scheme.



When the Design for Manufacture competition was launched this time last year at the Creating Sustainable Communities Summit, it's aims were to showcase how to build cost-effectively and at good quality across a range of housing types and help industry move from repeated research and demonstration projects to mainstream quality modern construction. With construction costs rising there was also a need to ensure first time buyers were not completely priced out of the market but there was nationwide cynicism that such a project could be successful and doubts that house builders could rise to the challenge.

Within the police, however, the apprehension was of a more specific nature with concerns that security would be one of the areas where cost

savings would be made to keep within the budget, exposing home owners to increased risk of burglary and vandalism. Most of the leading bidders were major house builders who are usually very slow to consider SBD outside the affordable element and with over 1000 homes being built, that equates to a high proportion of potential crime which could easily be avoided.

English Partnerships, who are handling the bidding process, declared that the properties would be 'designed to be secure' which of course isn't quite in the same league as being given a Secured by Design award. Following consultations with ALOs however, English Partnerships have now given written confirmation that all units, both private and affordable, built under the scheme will require full SBD certification by the local ALO and that the

Inside this issue

Why Third Party Certification? 2

Autistic Society Delighted 3

Great Leighs Forward in Racecourse Security 4

Innovation Prizes Rise to £30,000 5

Martec Drives Emmaus Charity Fore-wards! 6

bid team will be scrutinising submissions to ensure this is part of developers applications. It would seem that persistence has paid off in ensuring that occupants of these houses will have high quality security and safer layouts despite what cost savings developers might have wanted to make under this scheme.



ACDM Support SBD and Future Standard Development

The Association of Composite Door Manufacturers (ACDM) is committed to the highest standards in all areas of composite door manufacture and works to encourage manufacturers and specifiers to acknowledge the need for a minimum standard.

As a member of the BSI door panel the ACDM is pioneering the development of future door standards. The association's current focus is the PAS 23 door standard and forthcoming publication of PAS 23 Annex D extends coverage of this important standard from PVC-U, aluminium and timber to encompass all other materials, including composite doors.

For manufacturers and specifiers Annex D provides a standard with which to demonstrate and measure door performance. It covers materials, construction, tolerance and resistance to climatic influences – including a Thermal Cycle test to determine the resistance to rapid heating and cooling of doors, which has resulted in problems for some door manufacturers in the UK.

Assessment is based on the ability of a door assembly to continue operating within specified force limits, plus a visual inspection for distortion and delamination.

Door manufacturers holding a Secured by Design licence, a mandatory requirement for ACDM members, are required to achieve third party certification such as the Kitemark which, when Annex D is available, will enable them to reassure specifiers and customers by demonstrating their ability to produce products of a consistently high quality and high level of security.

The ACDM provides a benchmark for the selection of composite doors and its members fully comply with PAS 23, PAS 24 and Secured by Design. Specifiers wanting to make an informed choice about composite doors should visit www.acdm.co.uk

The Barns - As Safe as Houses

Cairn Housing Association is taking no chances when it comes to securing the safety of its elderly residents. The association, with support from Communities Scotland, have completed a development of 14 SBD homes for the elderly in Burntisland. Cairn was presented with a Secured by Design award for The Barns, built on land provided by Fife Council to help meet the need for affordable rented housing.

Chief Superintendent Andrew Laing presented certificates to Brian Gegan, Chief Executive of Cairn Housing Association, Alan Chalmers, Director of Campion Homes and Ken Oliver of Oliver and Robb Architects.



Residents are enjoying the comfort and safety of bright, spacious homes built with their needs in mind. Sarah Edwards, a resident of The Barns has expressed her delight at the development achieving the SBD award and recorded her appreciation in Fife Life magazine saying, "The Secured by Design award gives me an extra sense of comfort; I feel very safe here."

Working in partnership with local authorities, various developers and the police has proven to be a major success for Cairn Housing Association who sees this working method as the way forward for future developments.

ALO Prevents Potential New Crime Hotspot

Despite residential and commercial premises being the standard environments to receive SBD consideration the principles are also applicable in more unusual situations. Following a recent planning application to situate an unsightly metal container next to a grocery shop in Winchburgh, West Lothian, local ALO Jacqueline Shiel expressed concerns that this would

create an insecure and unsafe alleyway that would have safety implications for staff and the general public. The consultation with the police resulted in the application being refused on the grounds that the usage and appearance would be detrimental to residential and visual amenity. An SBD victory which has potentially saved several people from unnecessary trauma.

Why Third Party Certification?

Product testing has a vital role to play in ensuring that the manufacturing process consistently produces products that meet required standards and specifications.

Manufacturers have two choices when they have their products tested - one-off testing and a third party certification scheme.

One-off testing of a product usually means that a sample of the product is tested to a particular standard or specification and the test house issues a test report. This option gives confidence that the product met the requirements of the standard that it was tested to.

Third party certification, such as Kitemark, offers an ongoing programme of assessments and audit testing. A

representative sample of the product will undergo testing and the manufacturing site and quality management system will be assessed to give the certification body confidence that the product can be consistently manufactured to the same standard. Following the issue of a Kitemark licence the manufacturer will usually have two site visits a year where the factory and quality management system will be audited and product samples sent to the test house for independent testing. This ongoing programme provides purchasers, specifiers, insurers and homeowners with the added assurance that quality is maintained after testing.

For further information on product testing and third party certification contact BSI Product Services on 01442 278607 or visit www.bsi-productservices.com

Autistic Society Delighted with new SBD School Site

After 28 years in Kelvedon, Doucecroft School, the Essex Autistic Society's school for children with autism is on the move to a new SBD approved site.

The old school could only accommodate a maximum of 26 children with just 15 places for weekly boarding students. As increasing numbers of referrals were made to the school, particularly for boarding places, it became apparent that the building could no longer provide the specialist facilities required in a modern school.

The new four and a half-acre campus provides so much more space and improved facilities as well as being able to accommodate up to 64 children. The school will initially take 34 boarding pupils, rising over time to 48 boarders. Security was paramount in the design process for the new site and Essex

Force ALO John Hills worked closely with the developers to implement measures suitable for this specific school environment. Laminated glass and CCTV were installed as well as double perimeter fencing and automatic gates providing maximum security for the site and its residents.

Many existing buildings could be easily converted or extended to provide usable school space. A 15th century house became the administration block and a



converted barn was transformed into the sports & dining hall, gym and design & technology classroom. Three brand new boarding houses have been built on the site and another has been established through the conversion of an existing building. Facilities at the school include two sensory rooms, a life-skills classroom, a music/therapy room and eight general classrooms with quiet areas.

The new site will allow the children to learn and develop with the added assurance for parents that the most up to date security measures have been implemented.

High Crime Zone to Benefit from SBD

The Tanshall estate in Glenrothes, Fife is set to benefit from a new development of affordable homes helping to lift the neighbourhood out of serious decline. An area causing significant problems for the police and council services for a number of years through crime and that hottest of hot topics, anti-social behaviour, the decision was made by the council to remove two of the 1960s deck access maisonette blocks and replace them with affordable homes. Considering the location, it was clear from the outset

that the development would need to be Secured by Design accredited and developers Kingdom Housing Association, Architects Oliver and Robb and main contractor Hart Construction ensured that the development met the criteria.

Chief Constable of Fife Constabulary and present Chairman of ACPOS, Peter Wilson presented David Chalmers, Chairman of Kingdom Housing Association, with the Secured by Design award. Mr Wilson said, "Secured by

Design is a prestigious national award recognising a commitment to providing secure and safe home developments. More importantly it represents a real commitment by Kingdom Housing Association to providing the safest possible environment for their residents."

Fife Constabulary are delighted to award the new development and are committed to working with the other partners involved, ensuring that subsequent developments are completed to the same high standards.

Affordable Homes get the SBD Seal of Approval

Private developers Bett Homes recently achieved Secured by Design for 40 affordable homes under their subsidiary company Bett Partnerships. The homes were developed for Kingdom Housing Association and form part of a 140 house development at Leuchars near St. Andrews.

Bett Partnerships was established in 2000 to help meet the demand for affordable new build homes in Scotland. The company has since evolved to become one of the major players in the affordable housing sector working with a wide variety of social landlords and

local authorities. The official opening ceremony was carried out by Iain Smith MSP and on hand to receive the Secured by Design award from Superintendent Bill Lawrie were David Chalmers, Chairman of Kingdom Housing Association and Ian Baird, Managing Director of Bett Partnerships.

Speaking to SbD Focus, Ian Baird said, "Bett Partnerships is delighted to have earned Secured by Design for part of our Castle Knowe development. The £7 million housing development has been designed to meet the housing needs of the local community and features 40



homes for rent as well as 45 affordable homes for sale. Built on a Greenfield site, the development is a joint venture involving Bett Partnership, Kingdom Housing Association, Fife Council and Communities Scotland. We have achieved Secured by Design on previous developments and are confident that we will strive to reach this standard on our affordable housing developments in the future."

Great Leighs Forward in Racecourse Security

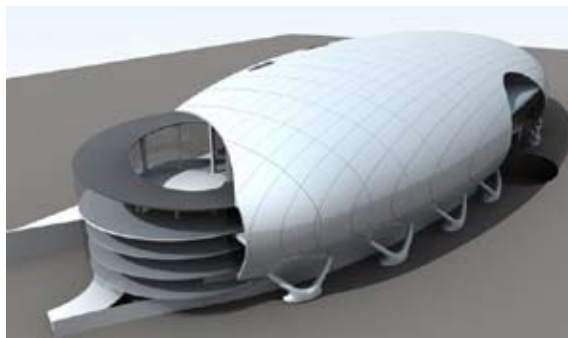
Currently under construction near Chelmsford, Essex, the £40 million Great Leighs racecourse is Britain's first new racecourse and leisure destination in 78 years and subject to approval will receive a Secured by Design Award on completion.

Great Leighs will sit on the redeveloped Essex County Showground site and plans to reinvent the racing experience: its purpose-built grandstand and floodlit all-weather track will help the operators meet the many commercial challenges facing the UK racing industry in the 21st century.

Moreover, its wider role as a destination will provide mid- Essex with leisure, fine-dining and business-to-business opportunities 365 days a year so security was key from the onset and Essex Force ALO John Hills worked in unison with the architects to design out the potential for crime. Among the security risks considered were terrorism, robbery, the need for secure stables etc. and SBD compliance was agreed from the beginning.

The futuristic stand will sit boldly in its open countryside setting. The impressive glass-fronted, multi-curved steel-clad building with grandstand terraced seating will provide space for 10,000 spectators and be a multi-faceted space hence the need for the highest security. The building contains:

- 3,700 sq m of flexible exhibition/ hospitality space with restaurants and bars on every level
- Two tiers of 'dine and view' seating 750; 40 large hospitality boxes giving panoramic views of the entire racecourse and banqueting for 1200
- A sports betting hall and leisure centre
- Permanent TV production studios, media centre and other office space



Britain has not seen a new racecourse since Taunton was opened in 1927 yet the British Horseracing Board (BHB) annually receive many proposals from potential developers. None have got past the drawing board due to the difficulty in obtaining planning permission, convincing the racing authorities of their viability or that they will make a sustainable contribution to the racing calendar.

In 2002, the BHB provided new criteria for all-weather racecourse development and short-listed eight proposals and in June 2003 the BHB announced Great Leighs as the sole successful applicant - Britain's 60th track. Planning permission was acquired for the race day stables on

Great Leighs' 'island site' of 10 acres, which is accessed from the old A131 and offers a naturally secure environment. Horses will be led to the main site via a dedicated Jockey Club approved underpass. There is a separate underpass for pedestrians and horses permanently in training at Great Leighs will be boxed in the secure race-day stables for race meetings.

All stabling and stable staff areas will have state-of-the-art close circuit TV and other security measures. Concerts and other outdoor extravaganzas are planned to put Great Leighs on a map as a destination and again careful consideration was paid to the potential security risks posed by these events. A full calendar of race-meetings is scheduled to start in late summer 2006 providing Essex with world class entertainment with the added bonus of SBD grade security.

SBD Event Influences 70% of Delegates to Change Working Practices

Criminologist and researcher Dr Rachel Armitage was amongst speakers at a highly influential Secured by Design conference held in Hampshire recently. 'The Impact of Secured by Design Conference' comprised a targeted selection of SBD based presentations from leading speakers in their field. Organiser Malcolm Wilton, Hampshire Force Crime Reduction Co-ordinator brought together 78 prominent delegates from across the board including planners, architects, developers and housing associations and feedback



from the event was excellent. The range of presentations was outstanding with input on SBD certification, ALOs – the practitioner's perspective, the Manchester model and much more. Of those surveyed:

- 100% regarded the event as worthwhile or very worthwhile
- 93% found the seminar increased their knowledge of Secured by Design of which 45% found their knowledge increased considerably
- 75% would recommend the seminar to their colleagues without hesitation
- 70% would change their working practices as a result of attending the event

Malcolm Wilton is delighted the event was such a success and, considering the positive response, hopes it will impact positively on SBD applications in the coming months.

Innovation Prizes Rise to £30,000

Prizes to a total of £20,000 were awarded to winners of the Secured by Design Innovation Awards 2005 who showed the most innovative and effective ways of promoting and developing the Secured by Design project. The results were announced at the 2005 Architectural Liaison & Crime Prevention Design Advisors Training Event at Hinckley in December. Each winner received £5,000 for their police force SBD development and a personal SBD Innovation Award plaque.

Sharon Reynolds from Devon & Cornwall Constabulary submitted 'Secured by Design for 5 High Schools & Primary School in Exeter'. The opportunity to re-build 6 schools in Exeter enabled Sharon to influence the design and future maintenance management of this series of high profile PFI financed projects. Her involvement incorporated all the principles of the Secured by Design



Schools project and issues arising were clearly documented and resolved.

Steve Walker from Grampian Police's project was 'Chemistry of Crime, DVD on design-led crime prevention'. This professionally produced DVD promotes the design against crime principles behind the Safer Parking Park Mark project. Aimed at car park operators it encourages the use of Park Mark in a variety of situations from multi-storey to local tourist car parks in a well presented information pack.

ALOs Stefan Kuc, Linda Duncan and Bill Cass from Humberside Police submitted 'Wilbert Court SBD site in Beverley'. This redevelopment of a 1950's block of flats in Beverley incorporates all the classic principles of SBD and designing out crime. The ALO requirements were clear and were sustained throughout the project so that access control and integrated CCTV monitoring proposals became a reality. The results produced a dramatic reduction in crime.

Heather Alston & John Hills from Essex Police's entry was 'Secured by Design Secure Women's Refuges at Basildon, Harlow & Thurrock'. This project applied Secured by Design to three new-build sites and two renovated buildings to provide safe and secure accommodation for female victims of domestic violence in Essex. It involved discussion with the



agencies responsible for the refuges, care to avoid secure places being seen as sombre, forbidding places and avoidance of advertising the location of the premises and its occupants.

There were four highly commended entries, not qualifying for monetary prizes on this occasion yet demonstrating outstanding SBD innovation.

Chris Verco from Devon & Cornwall Constabulary was highly commended for 'Safer Places Our Challenge'. Chrissy Barclay from Hertfordshire Constabulary submitted 'Crimewatch Rose & Garden Security'. Peter Taylor & Tony Picketts from Northamptonshire Police entered 'Protection of IT equipment in Hostile Environments' and Glenn Milne from Lothian & Borders Police submitted 'SBD logo Smart Car'.

The Innovation Awards will run again in 2006 with the prize total rising to an incredible £30,000. Get innovating!

Farleigh Hospice Provide Extra Security for Patients

The cornerstone of Secured by Design is reducing crime and the fear of crime and nowhere is this more important than within a community hospice where dedicated staff and volunteers care for some of the most vulnerable people in our communities. Farleigh Hospice in Chelmsford is a charity run hospice for adults and wholly relies on direct contributions from the public and hospice charity shops for funding. The hospice is relocating from its existing location to a £6m purpose built site adjacent to Broomfield Hospital and recently achieved SBD status.

Developers worked with Essex ALOs throughout the design process to incorporate SBD into the site and

security measures include CCTV, access control and 24/7 staff presence. The measures were designed to be subtle and conducive to those living in the space. Understated security works in unison with the holistic hospice environment which when completed will include an onsite lake, soft landscaping and lawned areas suitable for patient quiet time.

The hospice can accommodate 15 residents in en-suite rooms with direct access to the gardens, 15 day patients in a bright and versatile day centre and a comprehensive out patients unit. Other facilities include family areas, a sanctuary and holistic treatment rooms. The 70 strong onsite staff team is made up of community nurses, doctors, social



workers, chaplain, fundraisers and admin staff with a seven to one volunteers to staff ratio. The hospice opened to patients in January 2006.

"Our aim at Farleigh Hospice is to provide the best possible care for patients and their families. We are delighted with the support we have received from our police ALOs throughout this project. Security can be a big issue for patients and staff and getting this right is part of the recipe for delivering quality care." said Janet Doghan, Chief Executive of Farleigh Hospice.

Martec Drives Emmaus Charity Fore-wards!

SBD member company Martec Engineering hosted a 'Ryder Cup' Corporate Golf Day in aid of the homeless charity Emmaus Glasgow. Nine teams of Martec clients and employees took to the greens to compete for the prestigious title. £750 was raised for the charity with contributions to the charity raffle from clients including Coca-Cola Enterprises, Matthew Algje, Morris Furniture and Aalco. Martec will donate over £20,000 to Emmaus Glasgow during the next 2 years.

Martin McHugh, Martec Engineering Chairman said, "We are proud sponsors of Emmaus and firmly believe in what they aim to achieve. As a Glasgow company it's essential that we invest in our local community." John Davies of Emmaus Glasgow said, "We are extremely pleased with the amount of money raised by Martec. Their continued contributions are an integral part of our fundraising activities." Further information on Martec can be found at www.martecengineering.co.uk



Therma-Tru Has Designs on Security

Therma-Tru has become one of the first composite door manufacturers to obtain a full Secured by Design licence under the new requirements of the scheme.

In a ceremony at the CIH Exhibition in Harrogate, Therma-Tru was presented with its licence, one of the first issued since changes were made to the requirements of the scheme i.e. that doors with Secured by Design rating must also be accredited by a recognised third party certification authority, such as the TRADA Q-Mark scheme, and tested at a UKAS accredited test house.

The new requirements came into effect in 2005 and will ensure that only the highest quality doors can enter the scheme. Therma-Tru chose the Trada Q-Mark accreditation scheme as their certification authority and this will ensure that their product range is manufactured to ISO9000 and meets the full requirements of PAS23 & 24.

Selling GRP doors in the UK for fifteen years Therma-Tru has become the leading door brand in the social housing sector where the integral properties of GRP are well recognised. GRP is the perfect material for the manufacture of door sets as they will not warp, crack, split or



twist. Every Therma-Tru door set carries a 10-year warranty. In 2004, the company acquired Sentinel Doors, the UK's leading manufacturer of composite doors, in a move designed to accelerate its growth in the European market. For further information contact Therma-Tru by visiting www.thermatru.com

New SBD Award Means Additional Selling Point for Newstead Installers

Newstead has recently achieved a Secured by Design licence for its doors. This new award complements the SBD licence Newstead attained last year for its windows using the Synseal Shield 70mm window System. Newstead is now one of just 16 fabricators in the country to achieve this standard on both windows and doors.

"Security is a major concern for homeowners in the UK," explains Duncan Maydew, Newstead's Sales Development Manager. "Victim Support say burglary is the most commonly reported crime with nearly half a million victims being offered

help each year. With the replacement casement window market drying up it's never been more important to stand out from the crowd as an already competitive market continues to shrink. Awards such as Secured by Design can really make a difference to the homeowner and so win a sale.

Newstead's doors passed standards BS: PAS 24-1:1999 and BS: PAS 23-1:1999, for enhanced security and environmental performance. The SBD award certifies that Newstead's doors have withstood a series of attacks based on common methods of burglary. Each 'attack' lasts



up to 3 minutes using hand tools such as hammers, crowbars, chisels and hacksaws. This new accreditation is in addition to quality standards Newstead already has, such as BS EN ISO 9001:2000, BS 7412, BS 7950 and BS EN 1279.

"Many trade fabricators claim to supply a quality product," says Duncan, "but not all have the standards to prove it. Our SBD licences can help our installers differentiate themselves and reassure homeowners that they're getting a high quality product." For further information on Newstead visit www.ntf.co.uk



SbD Focus is published by ACPO Crime Prevention Initiatives Limited
25 Victoria Street, London, SW1H 0EX Tel: 020 7227 3423 Fax: 020 7227 3400/01
Email: acpocpi@acpo.pnn.police.uk Web: www.securedbydesign.com

Designed & Printed by Embassy Press Limited, Crowborough Hill, Crowborough, East Sussex TN6 2JL