

Sheltered Accommodation

In addition to the SBD New Homes standard, the following points are considered necessary and must be included within the development:

1 Lighting

1.1 Lighting should be carefully co-ordinated, so that potential areas of risk are adequately covered. A Good lighting scheme will help to deter intruders and reduce the fear of crime. It is a prerequisite that the following areas are included in the lighting scheme:-

Main site access
Car parking areas
All footpaths and associated areas to main building
Main commercial entrance door
Other commercial access door/fire exit doors

1.2 All lighting must be switched automatically, e.g.

- Photo electric cell
- Time Switch
- Passive infra red

2 Gates (vehicular)

2.1 There should be consultation with the ALO/CPDA about the need for lockable gates to parking areas/garages. If gates are required then the following need to be considered:-

- lockable facility
- anti-lift hinges
- at least same height as surrounding fences
- should be constructed so as to deter ingress/egress from under or over the gate
- access control will be required where appropriate
- sighting should be such as to avoid congestion on the adjoining highway
- good design of gates can be used to enhance the aesthetic quality of the development

3 Main Communal Entrance Door

- door sets should comply with section 7 in the new homes document
- access control with visual or audio verification ideally linked to each individual unit. this capability must be extended to the wardens office and clear usage instructions must be provided
- electronic door locking release by withdrawal or magnetic release

- automatic door closer
- the internal lobby access door locking release to be part of the master suited system with a door closer.

4 Other Commercial Access Doors (excluding fire doors)

- solid core construction 44mm thickness (same physical requirements as above)
- hinge bolts to be fitted to all outward opening final exit doors
- the locking system to any remaining doors to be agreed with the local ALO/CPDA on a site specific basis
- louvered doors may require fine mesh screens and must have at least one mortice deadlock to be BS3621/98.

5 Final Communal Fire Exit Doors

- these should comply BS 476 and must comply with fire regulations doors must be devoid of any external furniture
- escape devices used on the door must be strong enough to keep intruders out whilst allowing occupants of the building to escape. Therefore escape hardware which is fitted to such doors must comply with the British and European standard BSEN1125 (for panic hardware) and BSEN 179 (for emergency exit devices)
- panic push bar or similar locking system
- a door alarm must be fitted and be linked to an alarm panel, either monitored by house manager or central monitoring system
- appropriate signage to warn of alarmed door

6 Unit Front Door

- this should comply with the requirement for front doors in the new homes document
- mortice lock to bs3621/98 and/or rim night latch
- multi-point locking with three or more deadlocks may be an alternative
- a patented master suited locking system that is registered to the developer or site owner
- entry by key only

7 Alarms

7.1 Consideration should be given to a 24 hour monitored help alarm system. This maybe controlled by the Duty house manager and or an alarm-receiving centre.