

Security in dwellings

Approved Document Q



Everything you need to know:

Did you know that all new homes now have to meet minimum standards of security under Building Regulations Approved Document Q? The standards set to limit unauthorised access to residences. This rule came into force on 1 October 2015 and applies to new-build houses and flats and those formed by a change of use such as barn conversions

The standards set out in Approved Document Q say that 'accessible' doors and windows must have a minimum level of security.

An accessible door or window is one that's located at ground floor or basement level, or above low pitched roofs. This also applies to access into flats from communal areas.

To meet these standards the door or window should have been tested to security standard PAS 24, or one of the alternative standards listed in Part Q of the regulations. These ensure they are sufficiently robust and have appropriate hardware.

The manufacturer has to have had the door tested against burglar attacks, such as force and lock-picking, to comply. This should be checked with the manufacturer at the point of purchase

Key points for Building Regulation Part Q

Where a dwelling is formed by change of use, the existing doors and windows will need replacement if they do not meet the requirements - this could lead to unexpected costs

Where the property being converted is historic or in a conservation area, you'll need to speak to the council's building control officer to discuss the windows and doors

If the conservation team requires that the existing doors and windows are retained, then you'll need to contact building control to discuss other solutions

Part Q contains a specification for a 'bespoke' door - an alternative to using a certified door - this allows a joiner to construct a door to meet the regulations without having it tested

There's currently no specification for a 'bespoke' window.

What do you need to do next?

- Make your Building regulations application here : www.eastsuffolk.gov.uk/planning/building-control/make-a-building-regulations-application
- Appoint a reputable builder, do your research and ask for references or to see previous completed works.

On successful completion you will receive a certificate of compliance to keep safe should you ever sell your property.

Still have a query? Did you know that we do offer 1 hours free pre application consultation for those who need it. Contact us today at building.control@eastsuffolk.gov.uk / 01502 523072