



# Buyers' Guide

# SECURED BY DESIGN

## 2022

Established by the UK Police service, the Secured by Design (SBD) initiative offers guidance on how to improve the security of homes, businesses and public buildings. Read our guide for more information, including key considerations and recommended products to increase domestic security beyond that outlined in Approved Document Q of the Building Regulations.



FAMILY  
MEMBER OF



---

Although there has been sustained reductions in crimes such as household burglary over the past 25 years, there are still many homes that lack the correct security measures. Secured by Design guidance and principles provide a way of ensuring the highest level of security for customers. This Buyers Guide outlines the key considerations and measures that can be taken to help make customer's homes more secure. It also focuses on improvements that can be made during retrofit and refurbishment.

---

---

## **CONTENTS**

- What is Secured by Design?
  - General layout and property features
  - Door security
  - Window security
  - Lighting
  - Security cameras
-

---

# WHAT IS SECURED BY DESIGN?

Established in 1989 by the UK Police Service, Secured by Design (SBD) is an initiative that aims to improve the security of homes, businesses and public buildings. It was launched to address the sharp rise in theft and burglary caused by the poor quality and insecure homes that had been built quickly and cheaply between the 1960s and 1980s. As a result, many properties lacked basic security measures and the low-quality doors and windows used made burglary a common occurrence. Also, the design of many new large housing developments created an environment that enabled criminal activity.



SBD works closely with developers, architects and local authorities to eliminate crime through design, to create safer neighbourhoods. SBD provides guidance on the layout of developments and properties, creating boundaries, the specification of windows and doors, lighting design and improving sightlines.

Compliance with the Secured by Design standards is not mandatory but provides a way to achieve a higher level of safety and security. The principles can be applied in the design and planning of new homes as well as during retrofit and refurbishment.

SBD also operates the Police Preferred Specification standard. This is awarded to products that have not only been designed and manufactured



to the relevant industry standards, but are also fully tested and certified by a United Kingdom Accreditation Service (UKAS) approved certification body. There are currently around 700 member companies with products in a wide variety of areas that have been proven to offer the highest levels of security. This includes doors and windows, locks and hardware, alarms, CCTV, lighting, outdoor storage and perimeter security.

Over one million SBD homes have been built in the last 30 years, with independent research finding that housing developments which follow SBD principles experience up to 87% less burglary, 25% less vehicle crime and 25% less criminal damage.

SBD has published design guides for new housing developments, self-build projects, commercial properties, new schools and hospitals and sheltered accommodation. For more detailed information, refer to the design guides that can be downloaded from the SBD website: [www.securedbydesign.com](http://www.securedbydesign.com).



---

# GENERAL LAYOUT AND PROPERTY FEATURES

There are a number of key design features that can help to make properties more secure.

## VISIBILITY

Increasing how visible the home and surrounding area is can maximise the 'self-policing' qualities of the property. For example, homes that face each other allow passive surveillance by neighbours and make a potential intruder feel exposed. Also, tall walls and hedges, whilst offering shelter and privacy can also render the property more vulnerable by making it easier for criminals to operate without fear of detection.

## SETBACK OF DOORS

SBD guidance recommends that back or side doors (hidden from street view), should not be recessed more than 600mm. Although not applicable to doors that are easily visible to the public located in wide recesses, it's recommended that recesses don't exceed 1000mm to ensure anyone trying to gain access can't conceal themselves from being seen.



## FRONT BOUNDARIES

The boundary between the property in question and the public space must be clearly defined. As stated above, it is usually beneficial to maintain visibility of the front of the house. Therefore, the SBD guidance suggests that walls, fences or hedges are kept low, ideally under one metre. Where a more robust boundary is required, this can be increased to around 1.8 metres without impacting visibility by adding railings or picket fencing on top of the wall or fence.

The front boundary is also important in creating defensible space around the property. Forming an area that appears more private means residents can take control of the area. This space provides a buffer-zone between the public and private space, making it clear when a potential offender has intruded by removing 'excuses' for them to be there.

## SIDE AND REAR BOUNDARIES

For someone attempting to gain entry, the sides and rear of a property are often more inviting because of the perception of reduced visibility. To protect these areas, SBD principles recommend walls or fencing be at least 1.8 metres in height. This can be constructed partly from a more open fencing structure such as picket or trellis to increase surveillance opportunities. The SBD Homes Design Guide provides further guidance on the suggested construction of the fencing.

Also, gates that provide access to the rear garden should be well constructed and secured. Securing the gate can be achieved simply with a quality hasp and staple, and high security padlock. For example, the **Squire High Security Closed Shackle Padlock** features a hardened boron steel shackle to resist bolt cropping and a 5 pin cylinder with up to 1500 key combinations.



**Squire High Security Closed Shackle Padlock**

Product code: 484507



## CLIMBING AIDS

To ensure the security of the property, care should be taken to avoid creating features that would allow intruders easy access to first floor windows and doors, or make climbing over walls and fences easier. The design and positioning of elements such as bin and fuel stores, outdoor furniture as well as the location of trees and accessible flat roofs must be considered. Windows and doors that are 'accessible' due to features of the property may require additional security measures. See the window security section below for more details.

---

## DOOR SECURITY

The SBD guidelines state that all doorsets which provide direct access to the property should be certified to the PAS 24: 2016 standard, or the equivalent STS or LPS (Loss prevention standards). This includes interconnecting garage doors, patio doors and easily accessible balcony doors. A doorset is defined as the complete unit consisting of the door, frame, locks, fittings and glazing. It is important to understand that PAS 24 applies to doorsets as a whole and not individual components. However, these may still be PAS 24 compliant and allow the doorset to meet this standard when installed together. Therefore, all hardware installed on the door, including replacement parts must comply with PAS 24 (or equivalent) standard.

For locks, there are specific standards that are recommended by the police and insurance companies:

**British Standard 3621** – the most common standard that insurance companies will recommend. There are a range of sashlocks, deadlocks and nightlatches that meet this standard.





**British Standard 8621** – the same level of performance as BS3621 but with keyless egress (can be opened from the inside at all times without a key).

**DHF TS007** – developed by the Door and Hardware Federation (DHF) Technical Specification 007 (TS 007) is the Kitemark standard for cylinder locks.

However, when selecting components such as the lock, the correct specification will depend on the type of door and the requirements of the residents.

For example, when selecting a night latch, the type of property will determine the choice. There are situations where the lock needs to provide keyless egress to ensure safe evacuation in an emergency, such as for residential properties with a shared entrance. A product such as the **ERA Keyless Egress Nightlatch** is ideal for this. It is SBD certified and conforms to BS8621:2007.

For residential properties where this capability is not required, a night latch with additional security features may be preferred. A product with a lockable handle will provide added protection against forced entry. If an intruder breaks the glazing in the door or adjacent window to open the door from the inside, the handle will not turn. The **ERA Double Locking Nightlatch** includes this feature, is SBD certified and complies with BS3621:2007.



**ERA Keyless Egress Nightlatch**

Product code: 373475



**ERA Double Locking Nightlatch**

Product code: 198935



Alternatively, if a replacement cylinder is required to improve the security of the property, there are a range of TS007 compliant options. The **Yale 3 Star Anti-Snap Platinum 70mm Euro Thumbturn Cylinder** includes anti-snap, anti-bump, anti-pick, anti-screw and anti-drill protections. It also features a snap-off section at the front of the cylinder that, if attacked, will sacrificially break away giving the intruder less of the cylinder to attack. More basic cylinders will snap in the middle when attacked, destroying the locking mechanism and allowing easy access.

To improve the security of the door, a high quality cylinder should be combined with a PAS 24 compliant high security door handle. The SBD certified **Yale uPVC TS007 2 Star Platinum Security Door Handle** features a built-in cylinder guard as well as chamfered edges to prevent mole grip attack.

Also, when a TS007 2 star handle is combined with a 1 star cylinder, such as the **ERA 6 Pin Kitemarked Euro Thumbturn Cylinder**, it will provide the maximum 3 star level of security. This provides a simple option for raising the security of the door where a 1 star lock is already fitted.



**Yale 3 Star Anti-Snap Platinum 70mm Euro Thumbturn Cylinder - 35mm [Turn] + 35mm - Polished Nickel**

Product code:  
894292



**Yale uPVC TS007 2 Star Platinum Security Door Handle - 92mm c/c - PVD Gold**

Product code:  
617107



**ERA 1 Star 6 Pin Kitemarked 100mm Euro Thumbturn Cylinder - 50mm [Turn] + 50mm - Satin Nickel**

Product code:  
723015

## DOOR LIMITER AND VISITOR IDENTIFICATION

In line with the requirements of Approved Document Q, the Secured by Design guidelines highlight the importance of installing a door chain or limiter, and a door viewer where the door does not have clear glazing or a window next to the door. These will allow residents to have better control over who is granted access to the property.

The door chain or limiter should comply with DHF Technical Specification 003 (TS003) and ideally be Secured by Design certified, such as the **Yale WS6 Door Chain**. Furthermore, a door viewer meeting the requirements of DHF TS002 standard must be fitted between 1200mm and 1500mm from the bottom of the door, in addition to one placed at 1050mm for wheelchair accessible properties.

**180° Door Viewer - Door**  
Thickness 35-60mm  
- Polished Chrome

Product code:  
162003



**Yale WS6 Door Chain**  
- 48 x 38mm - Polished  
Chrome

Product code:  
657100

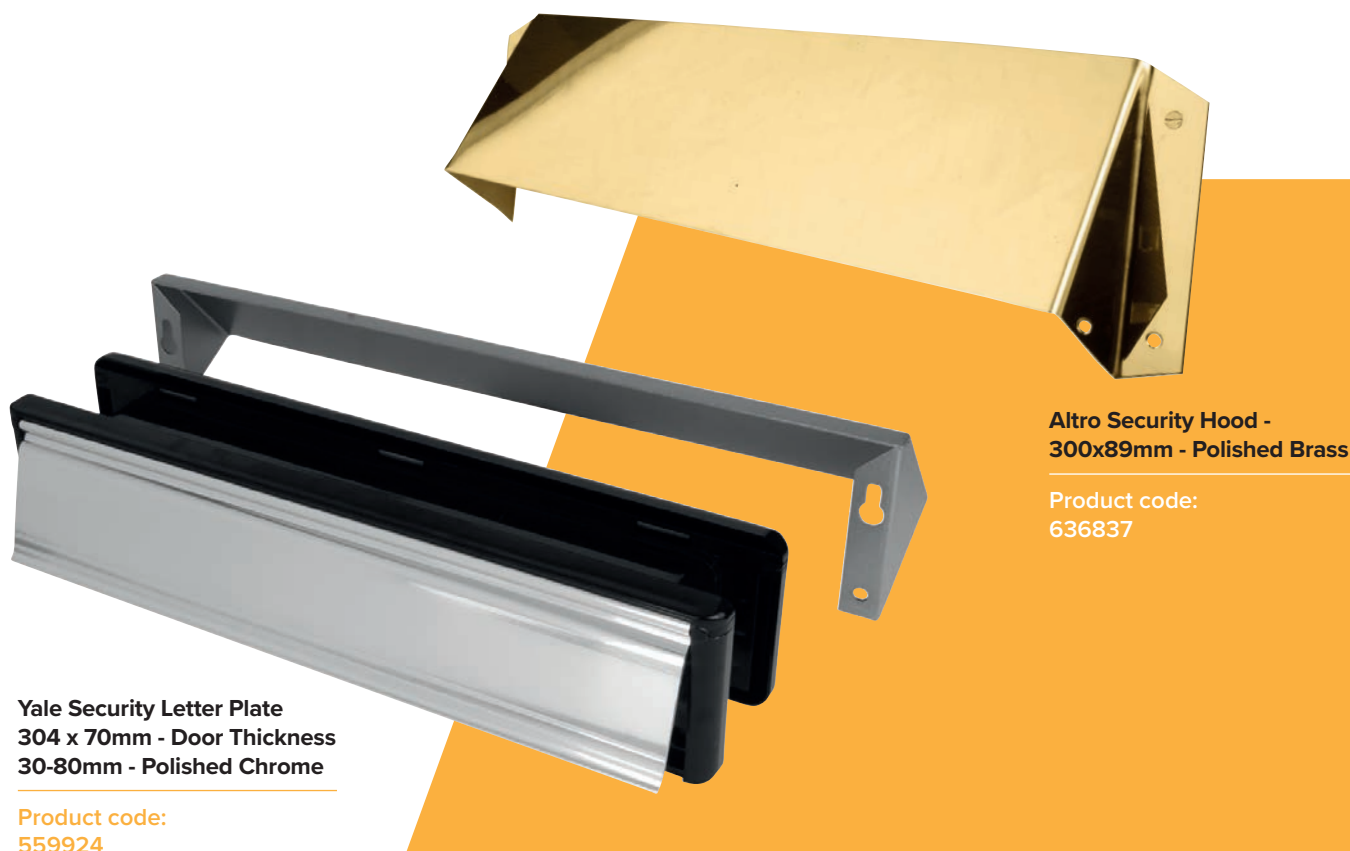


## MAIL DELIVERY

While a common feature on many front doors, the letter plate aperture can provide a means of gaining access to the property through lock manipulation. It can also enable 'fishing', where the intruder will use the letter plate to reach personal items such as vehicle and house keys, wallets and handbag contents. This can result in anything from unauthorised access and vehicle theft to identity fraud.

Due to this risk, Secured by Design recommends the use of a secure external letter box that complies with DHF TS009 as this will ensure it is built to a high standard.

Where a letter plate is required or already installed, there are steps that can be taken to improve security. For example, the letter plate can be upgraded to one with a security cowl on the interior side to prevent fishing attempts, such as the **Yale Security Letter Plate**. Alternatively, a separate security cowl, such as the **Altro Security Hood** can be retrofitted to the existing letter plate.



Yale Security Letter Plate  
304 x 70mm - Door Thickness  
30-80mm - Polished Chrome

Product code:  
559924

Altro Security Hood -  
300x89mm - Polished Brass

Product code:  
636837



# WINDOW SECURITY

As with doors, the SBD guidance recommends that any easily accessible windows should comply with PAS 24:2016, or one of the equivalent STS or LPS standards. Also, these accessible windows should include key-lockable hardware unless it forms part of the fire escape route. In these cases, non-key locking hardware should be used alongside laminated glass.

The definition of 'accessible' used by the SBD guidelines is the same that is outlined in Approved Document Q:

***A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony; or a window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°).***

Installing lockable handles on all ground floor and accessible windows will help prevent the handle being operated if the glass is smashed to gain entry. It also limits the options for exiting the building and potentially removing the intruder's ability to exit without being seen.



There is a range of replacement lockable options available to suit all types and styles of window. Both cockspur handles (that have a latch on the handle) and espagnolette handles (where the locking mechanism is in the vertical edge of the window), can be easily upgraded to increase security.

IronmongeryDirect has a wide choice of Secured by Design accredited multipoint window handles in stock that come with a 10 year guarantee. For instance, the **ERA uPVC/Timber Maxim** range lock automatically on closing and are simply released by depressing the button. They can also be deadlocked for added security and are available in a selection of finishes that includes white, black, polished gold, polished chrome and satin chrome.

There's also the **Fab & Fix uPVC/Timber Connoisseur** range which press to open and snap shut, with key match to tilt and turn handles. These are available in white, black, satin and bright chrome and polished rose gold.



**Fab & Fix uPVC/Timber  
Connoisseur Offset Locking  
Multipoint Window Handle  
- Right Hand - Black**

Product code:  
848483



**ERA uPVC/Timber Maxim  
Inline Espagnolette Locking  
Multipoint Window Handle  
- Dual - Bright Chrome**

Product code:  
436996

---

# LIGHTING

Effective security lighting can help to deter intruders and make it safer for residents returning home. The SBD guide recommends each elevation of the building that contains a doorset should have lighting installed that operates from dusk till dawn. For example, the **Philips Ledinaire 10W Wide Beam LED Floodlight** is available from **ElectricalDirect** with a 100° wide beam. The floodlight is made from robust die cast aluminium and is IP65 rated with a life expectancy of 50,000 hours.



**ElectricalDirect** - Philips Ledinaire  
10W Wide Beam LED Floodlight - IP65  
- 4000K Neutral White - Grey

Product code: 754746



# SECURITY CAMERAS

The SBD guidance highlights the important role that CCTV can play in a building's overall security strategy. It can act as a deterrent for criminal activity, help identify offenders in the event of a break-in or vandalism and make homeowners feel safer. SBD recommends that cameras feature vandal resistant housing and record images in colour HD. They should also not be affected by intensive white light sources such as street lights and car head lights. To achieve this the cameras should have good low light capabilities as well as light compensation features to react to changing levels of illumination.

The **Yale Smart Home CCTV Kit** is an entry level solution which includes two Full HD 1080p outdoor cameras with 20m night vision. Users can control the system from a smartphone with In-App control, and can access a live view from phone or PC. There's also intelligent search functionality to pinpoint specific activity as well the ability to customise the motion detection area.

Another recommended product is the **Yale All-in-One Outdoor Wi-Fi Camera**, which can be stand alone or wall mounted and comes with full HD 1080p high-quality viewing. Featuring an integrated 110db alarm siren, it also has Infrared LED night vision up to 10m for extra peace of mind. Users can record locally to the camera using an SD card (up to 128GB) with 2-way audio enabled.

Yale Smart Home  
CCTV Kit - 2 Camera  
- Wired - HD1080p  
- SV-4C-2ABFX-2

Product code: 314099



Yale All-in-One  
Outdoor Wi-Fi Camera  
- 1080p - SV-DAFX-W

Product code: 203638



The Secured by Design guidance provides a number of steps that can be taken to improve the safety and security of a home. Informing customers about the elements to consider recommending areas for improvement can be a valuable service.

To find out more about our range of security products, including those with SBD certification, visit **[www.IronmongeryDirect.co.uk](http://www.IronmongeryDirect.co.uk)**.

---

# ABOUT Ironmongery Direct

We are the UK's largest supplier of specialist ironmongery, and have been supplying to the trade for over 50 years.

Starting out as a traditional hardware shop, we have since expanded to now providing over 18,000 quality products in stock, ready for next day delivery, as standard. Customers can order via our website, call centre and trade counter in Basildon, Essex.

Since 2013 we have been part of the Manutan Group, a leader in the supply of industrial, commercial and office equipment to business. We are a group of 25 subsidiaries across 18 countries who work closely together to be able to offer the highest quality products at low prices.

We are proud to have been named one of the UK's Best Workplaces 2022<sup>®</sup>, in a report compiled by Great Place to Work<sup>™</sup>.

The Best Workplaces<sup>™</sup> Award celebrates the companies that promote a healthy workplace culture through a combination of factors including employee trust, pride and camaraderie. To be recognised as one of the UK's Best Workplaces is a huge achievement and is testament to our dedication to create a healthy workplace culture where our employees feel trusted, valued and loyal to achieving organisational goals.

We are committed to driving our business performance through our biggest asset: our people, and we believe that the value and pride our employees place on working at IronmongeryDirect will ultimately be reflected in the customer experience.



**"We place our customers at the heart of everything we do.  
That's why we constantly review every part of our business, to  
ensure you have the products you need, when you need them."**



Dominick Sandford,  
Managing Director