

Security

Good security measures and procedures are essential to deter and prevent break-ins and acts of vandalism or arson against housing units. Regular security reviews of estates and housing blocks should be completed. It is only by carrying out security assessments and reviews that the correct security measures will be implemented.

Managing Security

Security assessments should take into account the following:

- Type of neighbourhood
- Previous loss history for housing blocks, individual units and the surrounding area
- Existing physical protections for doors, windows, etc.
- Access-control arrangements
- Internal security measures: ease of access to plant rooms, electrical-intake areas, telephone switch rooms, service risers, roof void and flat-roof areas
- Security of waste-storage areas
- Provision of security guards or resident caretaker
- Security patrols
- Level of security lighting
- Provision of CCTV



Security Measures

The level and quality of the premises' security measures will have a major influence on the resistance to break-ins, vandalism and arson. The following are some measures that could be implemented:

- The effectiveness of the security lighting should be assessed and improved as necessary. Security lighting will assist both casual and formal surveillance of an estate. Such lighting will deter intruders or vandals where it enables areas to be observed during the hours of darkness
- Access-control systems can play a valuable part in preventing unauthorised persons from entering the premises. Serious consideration should be given to installing access control to any multi-tenure blocks that do not currently have a door-control system. Residents should be advised to be vigilant when entering premises as 'tail-gating' through access control systems is a common method employed to obtain unauthorised entry
- Installing closed-circuit television (CCTV) can play an important role in detecting vandalism or fire (whether arson or otherwise) in addition to general security. CCTV surveillance should be considered for estates where there are frequent incidents of vandalism or

criminal activity. Systems will have a greater effect where they are linked to a 24/7 control centre that is able to summon immediate response should an incident take place

- Preventing access to unauthorised areas such as plant rooms, service risers, roof voids and external roofs is important, as this will prevent waste items being stored in these areas and reduce vandalism to building services
- It is not always possible to establish the standards to which windows and doors have been tested, nor how they have been constructed – especially when they have been in position for some time. A number of key features should be taken into account when determining windows' and doors' likely resistance to forced entry – undetected or otherwise. These include:
 - Opening mode
 - Materials used to manufacture the window and how they are assembled
 - Locking mechanism
 - Hinges
 - Glazing method and type of glazing used
 - Installation method



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