

SECURE BY DESIGN COMPLIANCE TRACKER

Project:

Ferry Island (Tottenham Hale)

Created by:

HB

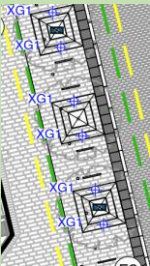
Date:

30/07/2026

SBD Guidance Used

2023



Item	Package Title	Description	Midgard Comments	Documents Submitted to Show Compliance	Date Submitted	DOCO Comments	Midgard Response	Status
PART 1 - DEVELOPMENT DESIGN AND LAYOUT								
10 Dwelling boundaries		It is important that the boundary between public and private areas is clearly indicated. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1m) and railings or timber picket fence if a more substantial front boundary is required by the DOCO	All dwellings are located on first floor above of the buildings therefore there is clear demarcation through the façade line. Doors meet the security requiriemet as noted below under Part 2A	n/a	n/a	n/a		n/a
11 Layout and orientation of dwellings		Not Applicable	n/a	n/a	n/a	n/a		n/a
12 Gable end walls		Not Applicable	n/a	n/a	n/a	n/a		n/a
13 Rear access footpaths		Not Applicable	n/a	n/a	n/a	n/a		n/a
16 Vehicle parking		Not Applicable	n/a	n/a	n/a	n/a		n/a
17 Bicycle parking		Short term visitor bicycle parking, for instance delivery riders, shall be located adjacent to the primary building entrance and in view of occupants of the development. Current video surveillance systems should be extended to ensure that this parking facility is within view of the cameras	Cycle racks proposed are fixed to a concrete pad beneath the paving therefore adding additional llevel of security as no one can access the fixings	LAN-TS-0004	17.04.26	as per previous conversations the short stay racks should be arrange din a chevron pattern //// not in series. Seen & noted 01/05/26	We don't have enough room to install in chevron - what is the reason for this? 	

19 Street lighting		All street lighting for adopted highways and footpaths, privateestate roads, unadopted roads and car parks must comply with BS 5489-1:2020. Where conflict with other statutory provisions occurs, such as developments within conservation areas, requirements should be discussed with the DOCO and the local authority lighting designers.	This has already been shared under Part 2A	n/a	n/a	Await declaration of conformity to BS 5489:2020 from competant lighting designer as per s18.5 or 19.5 Sbd Homes Seen & noted 01/05/26	Lighting calculations provided 20.07.26 the minimum illuminace level required is 3 lux, and the minimum maintained average illuminance is 15 lux according to BS 5489 1:2020
PART 2A - PHYSICAL SECURITY							
22 Doorsets	Doorsets and windows and their fitness for purpose	BS 6375 covers performance criteria from snow loading to weather tightness but, from the Secured by Design perspective, the focus has necessarily been on the security aspects of primary doorsets and windows but importantly, whether the specification calls for a: i. PAS 24 (enhanced security performance requirements for doorsets and windows), or ii. LPS 1175 (intruder resistant building components), or iii. STS 202, STS 204 and STS 222 (enhanced security performance requirements for doorsets and windows)	External doorsets have been tested to RC2	Door schedule issued showing security ratings and certification	16.04.26	Evidence required for glazing on the RC2 product, also require the fabricator s third party UKAS certificate to manufacture as originally tested Seen & noted 1/05/26	RC2/PAS24 Cert issued for the doors 21.07.26
23 Dwelling Entrance Doorsets	Dwelling entrance doorsets	All doorsets allowing direct access into to the home [...] shall be certificated to one of the following standards PAS 24:2022 (Note 23.4b), or PAS 24:2016* (Note 23.4b), or	11.06.25 - PAS24 test has just been carried out on the entrance doors and has passed. Awaiting certificate	Certificate to be issued once received	TBC	Await UKAS certifiatae to PAS 24:2022 -01/05/26	PAS24 certificate issued 11.05.26
	Fire and smoke rated doorsets including those with adjacent glazing	Not Applicable	n/a	n/a	n/a	n/a	n/a
	Garage doorsets, vehicular and pedestrian	Not Applicable	n/a	n/a	n/a	n/a	n/a
	Glazing in and adjacent to doorsets	Not Applicable	n/a	n/a	n/a	n/a	n/a
	Letter plate apertures in doorsets	Not applicable - central post room in concierge area	n/a	n/a	n/a	n/a	n/a
24 Windows, roof windows and roof lights	General	Unless the developer has been awarded Secured by Design National Building Approval (see Section 4), the DOCO shall be supplied with proof of certification by the developer or the developer's agent (from one of the bodies listed within the Secured by Design website, www.securedbydesign.com), this must also include the 'Scope of Certification' (a technical schedule listing all of component parts of the certificated window range), unless the supplier is a member of the Secured by Design Licensing Scheme and the window can be identified on the SBD website. Specifiers are reminded that this information must be supplied to the DOCO prior to SBD certificate being awarded.	N/A	N/A	n/a	n/a	n/a
	Windows	Laminated glass meeting the requirements of BS EN 356:2000 class P1A is required in the following areas: - any window located within 400mm of a doorset (to ensure the integrity of the locking system) - easily accessible emergency egress windows with non-lockable hardware (a requirement of PAS 24:2022 and PAS 24:2016*) - easily accessible roof lights with non-lockable hardware Alternatively, if the window is tested and accredited to LPS 1175, then laminated glass meeting the requirements of LPS 1270 Issue 1.1 Security Rating 001 (minimum) may be used	N/A	N/A	n/a	n/a	n/a

	Glazed curtain walling and window walls	Glazed curtain walling (i & ii above) must be installed using asecur glazing retention system. The method of retaining the glass must include one or more of the following: - Security glazing tape - Dedicated security sealant or gasket - A secure mechanical fixing system (Evidence will be required to prove the system is secure. This may be achieved by utilising the specific glazing retentiontest within PAS 24:2022 or PAS 24:2016* or by an indicative test on the retention system to LPS 1175 Security Rating 1 or STS 202 Burglary Resistance 1		Third pary certificates issued & façade drawings	19.05.26	Third party UKAS certificate for fabricator required. noted 01/05/26	The glazing can only be accessed by removing the caps. The caps are removed by a hidden mechanical fix at the top of the façade which is not accessible from GF level PMU test certificate issued	
25	25 Conservatories and sunrooms	Not applicable	N/A	N/A	N/A	N/A	N/A	N/A
27 Private external lighting		- Lighting is required to illuminate all elevations containing a doorset, car parking and garage areas and footpaths leading to dwellings and blocks of flats. Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime - SBD requires that only luminaires with suitable photometry serving to reduce light spill and light pollution may be used. Reducing light spill from inefficient luminaires into areas where lighting is not required is extremely important - Overall Lighting uniformity (Uo) – levels of 0.4 or 40% – are recommended where possible to ensure that lighting installations do not create dark patches next to lighter patches where the human eye has difficulty in adjusting quickly enough to see that it issafe to proceed along any route.	I think this is referring to public external lighting not private?	External lighting for GF podum	17.10.25	Should still be reviewed by lighting designer with a note that this is a residents only space.	Design submitted was by lighting consultant (Foundary)	
	Lighting in communal areas within flats/apartments	24-hour lighting (switched using a daylight sensor formally called photoelectric cells) to communal parts of blocks of flats will be required	PIR lighting to be installed	Typical lighting layout	17.10.25	PIR lighting can be used in car parks to illuminate a route as a user is detected, but residents door lighting should be photocell operated with an internal switch	Photoelectric cells are used externally however communal corridors are internal with no windows therefore would always be on and no suitable for this application.	
29 Access control and additional security requirements for buildings containing multiple dwellings or bedrooms	Visitor door entry systems	A door entry system is a visitor system that is able to call a dwelling, whether individual or served from a communal entrance. It shall allow a visitor to contact the requested dwelling within the particular system and/or building, and hold a two-way simultaneous conversation between the visitor and occupant of the dwelling. It will allow the occupant to see and identify the visitor and their location, and will enable the occupant of the dwelling to remotely operate the electric locking device from their room terminal, thereby unlocking the communal entrance door(s) associated with the action and allowing the visitor access.	11.06.26 - Currently only handsets are provided in the apartment in conjunction with a visitors management app however more detail on the app are required in order to confrim whether this strategy is acceptable. Leslie advised that normally video entry is provided to each apartment. [10.10.25] – as per the tech sub shared within the meeting and to be submitted. The tenants will have access to an app which will allow the tenants to view the visitor via video. If tenants do not have a smart phone, the request will go via the concierge to ensure permission of the visitor. The app will not allow for access to be permitted, this will have to be done in person within the apartment on the phone entry system. This strategy was acceptable by SBD.	SSCI Tech Sub	17.10.25	Should be UL293 compliant and what typ eof AC is to be used noted 01/05/26	Refer to tech sub issued. Video door entry is a Comelit panel/system	
	Access control systems	The access control system will have the facility to record and identify the location, user, type, time and date of every system event. Sufficient memory storage must be available for a period of not less than 30 days. The system will be fully programmable enabling control over permitted access with restrictions to nominated system controllers, who will be able to manage the system via remote access in order to expeditiously delete lost or stolen proximity cards or key fobs and any enrolled radio transmitters. Radio transmitters must have individual codes, such as those used by access cards or key fobs. Common code radio transmitters shall not be acceptable as they cannot be managed. Electronic keys must be security encrypted to protect against unauthorised copying and be sufficiently robust to avoid constant replacement during everyday use by the resident	The access control system complies.	SSCI Tech Sub	17.10.25	Which AC is being used? noted 01/05/26	Refer to tech sub issued. It is a TU system which operates by fobs around the communal areas and apartment entrance doors.	
30 Fire and Rescue Service key systems	Restricted key systems for Access Control Box or, where they are fitted in respect of access doors, lifts, smoke ventilation or any other type of emergency override mechanism, must be the subject of agreement with the appropriate fire and rescue service	Fire Brigade make regular visits to the site for familirisation and understanding of the scheme	n/a	n/a	Need confirmation of meet & greet protocol or if there are external fire override switches in place? noted 01/05/26	- The plots are stand alone - Fire on a particular floor will release door on that floor as well as ground floor for escape - Override on repeater panels at fireman’s entrance B2 , B1 NORTH /SOUTH		
34 Emergency door release devices	Break glass emergency door exit release devices (often green incolour) on communal external doors that provide an important aid to egress in the event of an emergency have proven to be abused rendering some buildings insecure for long periods of time. SBD recommends vandal resistant stainless steel self-resetting emergency exit systemsare installed as an alternative. If the break glass emergency door release device provides access to residential areas as part of the emergency egress route, additional security must be provided to restrict access to the fire egress route only to maintain the security of the building line. This is also a requirement of Part Q of the Building Regulations (England and Wales).	All break glass provided in line with British Standards	SSCI Tech Sub	17.10.25	detail required as to the type of GBG panel, SbD prefer self resetable type. noted 01/05/26	Refer to page 37 of the tech sub - it is resettable.		
36 CCTV and recording				CCTV drawings	16.04.26	still need to see drawings to approve - noted 01/05/26	Drawings were issued 16.04.26	
37 CCTV management and maintenance protocols	The contractor will issue a certificate to confirm that the CCTV installation is compliant with BS 7958:2015 Closed circuit television (CCTV. Management and operation. Code of practice), and the requirements of the GDPR	Noted	CCTV Compliance Statement (SCCI)	26.05.26	Seen & noted 01/05/26			
Emergency egress doorsets from underground car parks	Not Applicable	N/A	N/A	N/A	N/A	N/A	N/A	

38 Doorsets providing alternative access to communal areas (other than the primary shared or communal access doorset) including emergency egress doorsets	Glazing in communal entrance doorsets	Where a glazed vision panel is installed it must form part of the manufacturers certificated doorset range. Specifiers should note that Part Q of the Building Regulations (England and Wales) and Building Standards 4.13 (Scotland) both reference PAS 24:2012. Therefore the minimum specification for any glazing within shared or communal entrance doorsets is BS EN 356:2000 Class P1A (minimum). It should be noted that PAS 24:2022 and PAS 24:2016* make exactly the same requirement. NB This is a security performance criteria rather than a glazing thickness specification, so glazing thicknesses may vary between manufacturers/suppliers	External glazed doors are all tested to RC2	Issue external deoor schedule	17.10.25	Glazing should be to BS EN 353 P4A- evidence required noted 01/05/26	2.The EN 356, P4A classification (deemed necessary for RC2) requires Min. 9.5mm Laminated (e.g., 4-1.52PVB-4), which the GF IGU's exceed this make up. Glass schedule has been issued
---	---------------------------------------	---	---	-------------------------------	----------	--	--

39 Mail delivery in buildings containing multiple dwellings or bedrooms	Communal mail and parcel delivery	- External delivery facilities should be positioned adjacent to the entrance area - Internal delivery facilities should be positioned within an entrance area with access control - Access control to this area should have a data logging facility - An air-lock entrance arrangement as part of the access control strategy would meet the Secured by Design criteria - Both internal and external delivery areas should be comprehensively covered by CCTV - Mail and parcel delivery boxes should be equipped with high security cylinders that are not subject to master key access - Mail and parcel delivery boxes should be of robust construction, should incorporate an anti-fishing design and be fire resistant - Individual letter boxes shall have a maximum aperture size of 260mm x 40mm - All delivery boxes must be installed in accordance with the manufacturer’s specification - A secure system of depositing parcels, such as the smart parcel boxes used by the major internet shopping companies, should be considered where appropriate	Mail boxes are located within the main entrance of B1 next to the concierge and will be managed by the concierge. The package room is located in a room off the postal boxes which is access controlled.	B1 Ground Floor General Arrangement & Access control	17.10.25	How is access to the parcel room achieved? Access Controlled? CCTV present? noted 01/05/26	Access control via the main entrance, this is also a 24hour manned space with CCTV covering this area
---	-----------------------------------	---	---	--	----------	--	---

40 Loft hatches in communal areas	Not Applicable	N/A	N/A	N/A	N/A	N/A	N/A
-----------------------------------	----------------	-----	-----	-----	-----	-----	-----

PART 3							
--------	--	--	--	--	--	--	--

62 External garage doorsets	Not applicable
63 Car parking	Not applicable
64 External bicycle parking for residents in public areas	Not applicable
65 Intruder alarms	Not applicable
66 Future Homes Standard	Not applicable

RFI	Description	SBD Response			Action By		Closed?
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							