



Under lock & key



Ensuring that new homes are safe and secure is a must. So, asks KATE HAMILTON, what features should you be offering to secure the sale?



THIS IMAGE Telguard's MiniTel doorbell can also call a phone at the touch of a button **RIGHT** Users of TelGuard's TelPad each have a 4- to 8-digit entry code **BELOW** Comfort touchscreen keypads come in a range of finishes, including mint-green glass **PREVIOUS PAGE** Banham's L2000 deadbolt is BS3621 certified

In any property, security is a vital consideration. Householders expect to feel safe and secure when at home, and it is a concern not lost on today's housebuilders, who are paying greater attention to finer security details.

Secured by Design, the police initiative for safer developments, continues to grow in popularity, as buyers become more familiar with the logo and what it represents and housebuilders see the value in displaying it. The scheme, which also considers factors such as the layout of roads and footpaths and the street lighting of the development, ensures that properties have security products which meet the latest standards.

Naturally, the absolute basic security that should be provided is, of course, a solid lock. According to the police, the majority of burglaries in Britain are opportunistic, so good quality locks can be a simple deterrent.

"Locks to BS3621 on front and back doors and all external doors together with window locks on all opening windows are an absolute minimum," says Chris Roberts of Banham, supplier of security locks and burglar alarms. "Patio doors and French windows should be fitted with at least two locks and anti-lift devices should be fitted to sliding doors. Garage doors should be fitted with security locks preventing them being pushed open from the outside."

In fact, installing good-quality locks provides more than peace of mind; they provide insurance cover in the event of a break-in. In order to be insurance approved, properties must be fitted with a maximum-security nightlatch or mortice lock to external timber doors, or have a multipoint locking system on PVCu and composite doors.



This is a particularly important consideration in the renovation market, as many older multipoint locks are reaching the end of their lifecycle. Over a million multipoint locks are expected to require replacement by the end of this year alone, but, fortunately for installers, the Yale Doormaster range allows for the replacement of the lock without the need for a whole new door. The range covers virtually all multipoint locks and includes three categories to suit different door types, locks and security requirements, thereby bringing the latest safety standards to older properties.

For new-build properties, Yale's new Anti-snap euro profile cylinder lock meets British Standard Kitemark BS EN 1303:2005 and Sold Secure SS312 Diamond Standard, providing the very best protection in lock security. It offers three separate lines of defence to deter even the most determined attack.

But if extra peace of mind is needed, then security items such as door chains and door viewers will provide added security at little extra cost. A good outside light is also a necessity, but you can't get a better deterrent than a burglar alarm.

Recent research has shown that 84% of burglars avoid targeting properties with an alarm system. And, when you consider that there were 745,000 attempted burglaries in 2010/11, according to British Crime Survey figures, it makes sense to invest in an alarm.

A basic alarm system provides a very cost-effective solution, and will often also help keep insurance premiums down, but there are plenty of more advanced 'smart' alarm systems on the market, too.

The Comfort Intelligent Home System from Cytech Technology gives the householder the option of incorporating the precise technology features they require.

Comfort integrates an intruder alarm system with a home automation ►





ABOVE Banham's M2002 cylinder mortice lock is drill resistant and relies on a coded key registration system, meaning only one key combination operates per lock **LEFT** The new Yale Doormaster range enables installers to replace virtually all multipoint locks without changing the door

“The most attractive security feature to a householder is the ability to answer a door access request from anywhere in the world”

system to provide a full range of control options for home operations, including lighting, home appliances, heating, air conditioning, curtains and blinds, as well as the array of home entertainment available today.

The Comfort alarm system includes a dialer, telephone control and multiple modes. It can be armed to the Away setting when nobody is home; to Day before bedtime, when the doors and windows are armed; to Night before going to sleep; or to Holiday, when the

lights, music and appliances can be activated in a semi-random way giving the impression that the house is occupied when it is not.

In fact, it is the ability to keep an eye on their home when they are away that is proving attractive to homeowners. “The most attractive security feature to a householder is the ability to answer a door access request from anywhere in the world,” explains Andy Slater, managing director of telephone entry system supplier TelGuard.

“Intercom systems have really moved on from the old ‘static’ hard-wired systems. Telephone-based intercoms give the householder immense flexibility. A hard-wired intercom is an eyesore on the wall by the entrance to the dwelling, but a telephone or mobile phone is part of the furniture. A call from the entrance can be answered from wherever the householder keeps their cordless or mobile phone. Disabled residents have no need to move themselves every time the door entry phone buzzes; they can answer the call without moving. The hard of hearing are also much more likely to hear the shrill ring of a telephone.”

TelGuard has a number of new door/gate entry products suitable for various developments. The MiniTel doorbell features an illuminated Piezo

CALL button, which, when touched, makes a GSM call to a landline or mobile. If a call is not answered it will call up to eight other numbers in sequence. A battery-backed time clock means that if the householder is on holiday and doesn't want to be bothered by calls from the entry system, the MiniTel icall a different number, such as a neighbour or relative. The householder, should they want to, can allow the visitor to access the property by pressing an assigned key on their handset.

The same functions are available on the T-Bespoke Billet and Junior Billet. Engineered from a block of aluminium and anodised, the Billet range is low profile and surface mounted. The keypad is backlit and offers up to 400 PIN codes. The T-Bespoke is a single-user system and ▶

the Junior is capable of calling up to 1,000 apartments.

If building homes with communal access, such as an apartment block, security needs will be different again. For example, an intercom system at the entrance of a multi-user block of apartments is essential to distinguish bonafide visitors from unwanted ones. On larger, multiple plot developments, housebuilders ideally should provide

gated entry, which could be set for free entry and exit, allowing movement of residents, but offering a visual deterrent to any unauthorised vehicles, or offer householders a personal entry code. TelGuard's TelPad exit keypad allows users to enter a four- to eight-digit entry code and has a lock-out feature should codes be entered incorrectly multiple times. Codes can be added/deleted remotely.

Such innovations show how security is now married to technology. Products are always evolving, and new ones are constantly being developed to make use of the latest advancements. Yale's new microsite (yale.co.uk/digital) offers a range of digital security solutions, such as its SmartHome Alarm, which can turn on a light in a home when an intruder trips a passive infra-red detector outside, as well as digital door

locks (Yale Keyfree), fire safes and wirefree alarms.

To attract potential purchasers, housebuilders need to liaise with a security specialist before building. It can be difficult to future-proof homes in regards to security, as criminal methods are constantly evolving, but if the correct cabling is in place, homeowners can update the system at a later date. It is much easier to install this wiring at the construction stage, and it gives the buyer the peace of mind that they can add to the system as and when they see fit. By offering such flexibility for a minimum outlay, it can be an attractive package for buyers and keep you ahead of the competition.

"Housebuilders need to keep abreast of advancements in security and be in a position to offer householders the best security systems available with regard to both value and flexibility," concludes Slater. "This in itself will ensure that the lifetime of the system will extend to many years." **sh**

CONTACTS

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Yale

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THIS IMAGE The Comfort App shows real time status of doors, windows and motion detectors
ABOVE Yale's Anti-Snap euro profile lock cylinder meets British Standard Kitemark BS EN 1303:2005 and Sold Secure SS312 Diamond Standard

