

Technical Standard 4.13 Security

I refer to the successful 2010 Technical handbook dissemination event held at the Ayre Hotel, Kirkwall on Monday 23rd August 2010. During and after the event a number of those attending expressed their concern regarding the introduction of Technical Standard 4.13 applicable to the security of domestic buildings. The main area of concern relating to the additional construction costs associated with this measure and its effectiveness in the Orkney context due to the relatively low crime rate experience in our area.

In an attempt to ease the impact of this measure on the local construction industry I wrote to Northern Constabulary seeking their support to relax this new standard. I have since received a reply from the Chief Inspector which states;

“We would not recommend any movement away from legislative requirements with regard to Building Standards. At present Orkney is not subject to a high number of Housebreakings but we cannot forecast future crime trends or the opportunist travelling criminal/s who may visit the area. It is therefore advisable that preventative measures are in place to help maintain the safe environment in which we live.”

Without the Chief Inspectors support Building Standards are not in a position to offer any concession relating to this standard and all domestic applications received on or after 1st October 2010 will be subject to Standard 4.13;

‘Every building must be designed and constructed in such a way that doors and windows vulnerable to unlawful entry can be secured to deter housebreaking and ensure the safety and welfare of occupants.’

Anyone seeking further advice on this subject from Northern Constabulary should contact Sergeant Jason Beeston, Crime Prevention Design Advisor, Shetland Police Station, Market Street, Shetland, Tel No: (01595) 692 110.

Should you require any further information or clarification regarding the above please do not hesitate in contacting either myself or Steven Poke at the Building Standards Office.

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