

East Midlands Building Consultancy

Guidance Note – Number 11

APPROVED DOCUMENT Q

From 1st October 2015 all new homes must meet minimum standards of security under Building Regulations Approved Document Q. The standards are set to limit unauthorised access to residences and applies to new-build houses and flats and those formed by a change of use such as barn conversions.

The standards set out in Approved Document Q say that 'accessible' doors and windows must have a minimum level of security. An accessible door or window is one that's located at ground floor or basement level, or above low-pitched roofs. This also applies to access into flats from communal areas.

To meet these standards the door or window should have been tested to security standard PAS 24, or one of the alternative standards listed in Part Q of the regulations. These ensure they are sufficiently robust and have appropriate hardware.

The manufacturer must have had the door tested against burglar attacks, such as force and lock-picking, to comply. This should be checked with the manufacturer at the point of purchase.

Key Points for Building Regulation Part Q

Where a dwelling is formed by change of use, the existing doors and windows will need to be replaced if they do not meet the requirements - this could lead to unexpected costs.

Where the property being converted is historic or in a conservation area, you'll need to speak to the council's building control officer to discuss the windows and doors.

If the conservation team requires that the existing doors and windows are retained, then you'll need to contact building control to discuss other solutions

Part Q contains a specification for a 'bespoke' door - an alternative to using a certified door - this allows a joiner to construct a door to meet the regulations without having it tested.

If you are unsure whether or not the work you propose requires approval please contact East Midlands Building Consultancy for advice. If you carry out work which requires approval without first submitting an application, you will not benefit from having the work independently inspected and you risk enforcement action. The lack of a completion certificate from the Council may affect the future sale of your home.

Please note that these guidance notes are for advice only and may not cover all situations. It is your responsibility to ensure that they are appropriate for use in your particular circumstance.

For further information contact East Midlands Building Consultancy.