

HOUSING MANAGEMENT ADVISORY BOARD – 21ST MARCH 2018

Report of the Head of Landlord Services

ITEM 5 COMMUNAL SECURITY DOORS

1. Communal Doors

2017/2018 budget: £208,000
Budget position to end of November: £204,000 (Invoices paid and works committed)

Door Installer: Bamford Doors
Electrical Works: Baydale Control Systems

Original Planned Programme: 33 blocks
Additional works due to early failure: 8 blocks
Blocks Installed: 33 Blocks
Adaptations: Total = 4

3 completed (Adaptation Budget), 1 new (9 St Michaels Court auto opener) order to be completed

The new communal doors are, for the majority of tenants, on magnetic locks, with three magnets on inward opening doors and two on outward opening doors. When the existing opening is too narrow then a release mechanism handle is used due to the width of frame needed for the magnets.

The new doors are Secure By Design tested and are aluminium frame units that are component based. If a part of the door needs to be replaced, the part is ordered, manufactured and then replaced on site minimising the time to carry out any repair.

The door design is of a portcullis design which aids in the security of the building.



New Property signs showing Charnwood Borough Councils contact details are fitted on each block. New panels are installed and new handsets are fitted in each flat where necessary.

A fire switch panel is installed to each block, which gives access for the emergency services using a fireman's key in the event that immediate access is required.



The new door entry access system works on Sharktooth fobs. Each resident is issued with an orange and a black fob. This makes it easier to identify if a fob is lost. All fobs are hand delivered to residents, along with information regarding the new door installation.



If a fob is lost or an additional fob is required, residents can contact Charnwood Borough Council's Reception Desk where a payment will be taken for the additional fob.

The fobs work on the KMS system which is a cloud based system. It allows Charnwood Borough Council to better manage the fobs within the Borough. If a fob is lost, it can be disabled straight away and a replacement can then be issued. Under the previous system, it took some time to replace a fob as an operative had to attend site to re-programme the fob for the resident at the panel.

Trade buttons are now omitted from any new panel and the button on existing panels with just a KMS upgrade are deactivated. This is to provide better security and meet the security by design standards. This was discussed prior to the start of installing the Bamford door programme and it is currently being adopted by many housing associations and Councils across the country.

All postal depots are issued fobs in areas with new doors to allow access during normal working hours. This is only to provide access to deliver mail; for any other deliveries, they would need to call through the intercom for the particular property as they would require the resident to be home for the delivery.

We are currently looking at installing green break glass units to the communal doors; in the event of a fire if the doors fail to release, this would break the electrical contact to the doors allowing egress. If there was a power failure due to a fire, the doors would demagnetise and stay unlocked as they require power to operate.

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