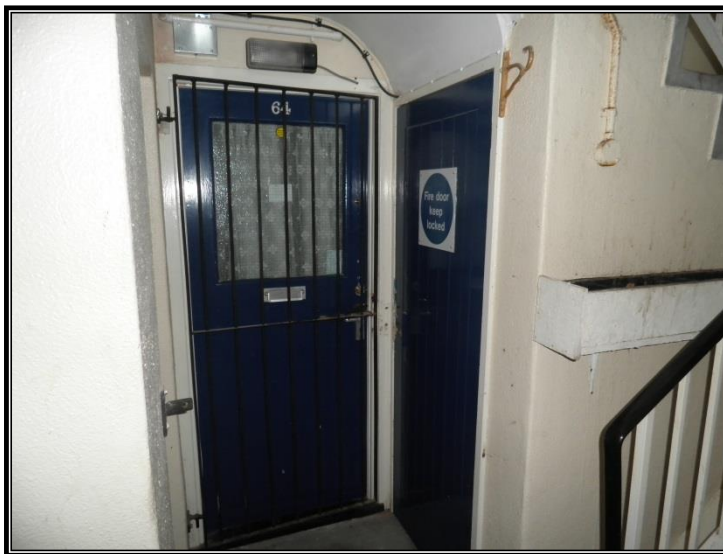




## **PLYMOUTH COMMUNITY HOMES**

### **Door & Window Security Grilles/Gates**



### **Introduction**

Plymouth Community Homes is sympathetic to residents and leaseholders who wish to install additional security to protect their home but will only permit the installation of door and window gates or security grilles if certain conditions can be met. These conditions are designed to ensure that fire safety of residents is not compromised and to protect our buildings from damage.

The provision of a security gate or grille should when fitted not cause an obstruction (when in the open position) to others within the common corridors

or staircase and the lock to the gate/grille should be operable from the inside without recourse to a removable key.

### Policy

Permission will be given to erect a door or window security gate/grille only after:

- The resident has made application to the Building Regulations Authority and has Building Regulations approval for there proposed plans.
- That the proposed plans are agreeable to PCH and does not compromise the structure of the building by the adaptation – this includes any damage to wall render finishes, metal or PVC sub-frames, wall insulation or asphalt and screed floors.
- That the proposed adaptation and ongoing maintenance to the building is at the resident's expense.

### Existing security gates/grilles

For those gates/grilles already fitted the resident/Leaseholder should be contacted and informed of the legal position of PCH.

They will be required to seek approval from the Building Control authority for a "Regularisation" within an agreed time. If they approval has not been obtained at the end of this time limit then the gate/grille should be removed.

### Note

All buildings are subject to the Building Regulations when they are first built or when extensions or adaptations are proposed. Approval of plans is a requirement before any building works can be started.

Any adaptation which could make the means of escape of resident worse than it was before will need approval first.

The provision of gates and grilles across doors and windows would breach the already agreed compliant building regulations standard.

Any adaptation made to an approved building which makes the fire safety element of the building worse than before without approval is liable to enforcement by means of prosecution. Before this position is reached it may be that for existing breaches of the regulations a retrospective building regulations application should be sought ( i.e. a Regularisation application)

**Equality and diversity**

PCH will apply this policy consistently and fairly, and will not discriminate against anyone on grounds of their racial or ethnic origin, disability, gender, religious belief, sexual identity, or any other relevant characteristic.

PCH will make this policy available in other languages and formats on request.

We will carry out an equality impact assessment on this policy, in line with our corporate procedure.

**Monitoring and review**

We will monitor this policy to ensure it meets good practice and current legislation and will review it in accordance with our review timetable for all policies.