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Nigel Shapland, Senior Technical Officer, advised that the guidance will be incorporated into NHBC Standards by early 2010. It is likely to become operative by April 2010. *Confirmed during a presentation to ACDM Technical meeting June 2009.*

In Standards Extra Issue 31 December 2004 NHBC published an article about locks to individual flat entrance doors.

The article explained the need to provide good security whilst still providing escape in the event of a fire without the need for a key i.e. keyless egress. Since that time NHBC has been working with representatives of the lock industry, police, insurers and the fire service in developing a suite of British Standards that cover security and means of escape for all types of dwellings.

The first British Standard for locks, which addressed enhanced security for dwellings, was BS 3621 'Thief resistant lock assembly - Key egress'. The Standard covers single point locking operated by a key from both sides of a door. For locks which operate without the use of a key on the inside either via a thumb turn or handle, BS 8621 'Thief resistant lock assembly - Keyless egress' was developed and published in 2004.

BS 8621 locks provide keyless egress at all times but there may be times when it would be desirable to lock the internal thumb turn or handle when leaving a dwelling unoccupied. This feature is useful in preventing someone breaking in through a window and removing large items via the entrance door. To address this a further British Standard, BS 10621 'Thief resistant dual-mode lock assembly' was developed and published in 2007. This lock has the facility to lock the internal thumb turn or handle by an extra operation of the key from the outside when leaving the property unoccupied.

The latest editions of these three British Standards cover single point locks for all types of dwelling. In some cases it may be desirable to fit two locks to achieve sufficient resistance to forced entry and the recommended lock functions. An alternative would be to fit a multi-point lock, which has the same recommended lock functions.

With different dwelling types it is important that the right lock(s) is fitted to ensure no one can accidentally become locked in or out of their own property. Below is a description of the lock functions that should be used in each dwelling type.

Main entrance door

Dwellings – All

All entrance doors of individual dwellings should be fitted with one (or more) securely fixed lock and keep or multi-point locking system, which has:

- At least 1000 differs.
- A fixing which, if burst open, would not pull out without breaking the door or its frame.
- A hardened steel bolt or inserts to prevent sawing.
- Latch and deadlocking facility.

Locking devices fitted to entrance doors should permit emergency egress without the use of a key when the dwelling is occupied.

Any glazing which, if open or broken, would permit release of the thumb turn by hand or arm entry should be laminated.

Dwellings - With an alternative means of escape via a door (Typically houses with a front and rear door)

Lock(s) should provide initial security by use of a latch operable with a key externally and a handle/thumb turn release internally. The full deadlocking facility should be engaged and be operable with a key externally and a handle/thumb turn release internally. Locks, which comply with BS 8621, meet these requirements. External handles on multi-point locking systems should be split spindle to avoid operating the latch.

Enhanced security can also be achieved by providing the facility to deadlock the internal handle/thumb turn when leaving the dwelling unoccupied. Locks, which comply with BS 10621, meet these requirements.

Dwellings - Opening direct to outside without an alternative means of escape via a door (Typically ground floor flats or maisonettes)

The door should be held closed by use of a latch operable with a key externally and a handle/thumb turn release internally. The full deadlocking facility should be engaged and be operable with a key externally and a handle/thumb turn release internally. Locks, which comply with BS 8621, meet these requirements. External handles on multi-point locking systems should be split spindle to avoid operating the latch.

Dwellings - Opening onto a communal access without an alternative means of escape (Typically flats accessed off a communal stairs)

The door should be held closed either on a latch operable with a handle both internally and externally or a roller bolt, so that the door cannot slam shut locking the homeowner out without a key. The full deadlocking facility should be engaged and be operable with a key externally and a handle/thumb turn release internally. Locks, which comply with BS 8621, meet these requirements.

Secondary external access doors

The door should be held closed on a latch and operable by use of a handle both internally and externally. A deadlocking facility should be operable by use of a key both internally and externally. Locks complying with BS 3621 meet these requirements.

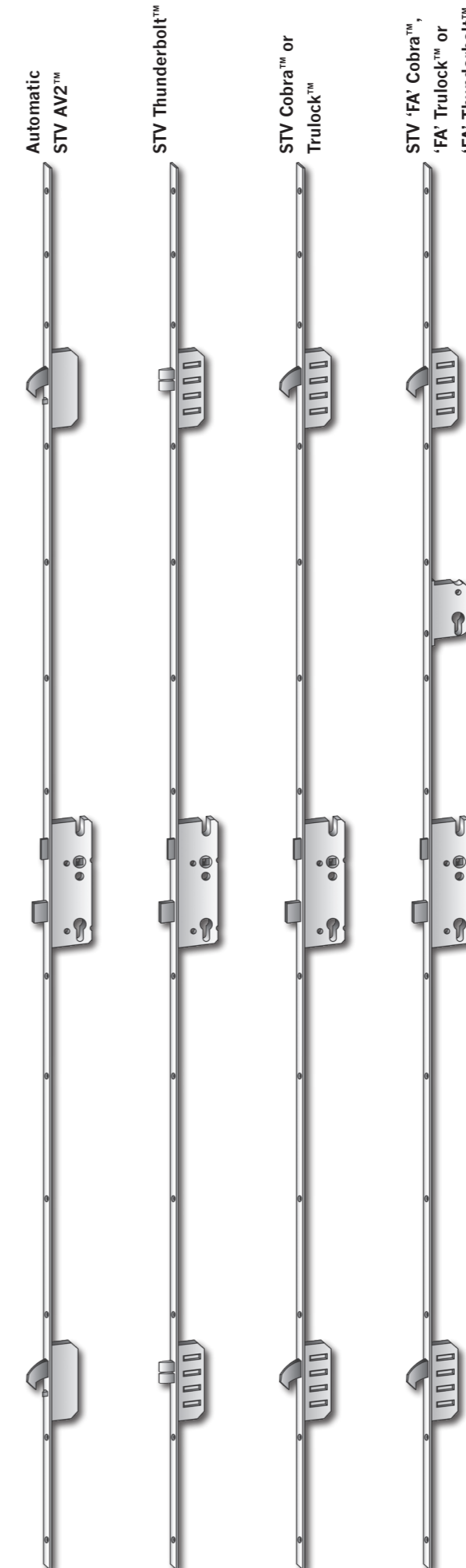
Alternatively a thumb turn may be used internally in place of a key operation. Locks complying with BS 8621 meet these requirements. In addition bolts should be fixed securely at both top and bottom of the door on the internal opening edge. Where multi-point locking systems are used bolts may be omitted.

ACTION When specifying door locks select the appropriate lock(s) that provides the recommended lock functions for the different dwelling types as stated above.

Winkhaus Multi-Point locks and NHBC minimum requirements

Read in conjunction with NHBC's technical newsletter (opposite)

Dwelling Type	Winkhaus Hardware Specification
<p><u>Dwellings - With an alternative means of escape via a door (Typically houses with a front and rear door)</u></p> <p>BS 8621 Functionality compliant</p> <p>BS 10621 Functionality compliant</p>	<ul style="list-style-type: none"> • Winkhaus STV AV2™, Cobra™, Trulock™ or Thunderbolt™ • Automatic or Split Spindle operation • Thumbturn Kitemark (KM531333) profile cylinder • Winkhaus STV 'FA' variant, Cobra™, Trulock™ or Thunderbolt™ • Split Spindle operation • Thumbturn Kitemark (KM531333) profile cylinder • 'FA' external deadlock half cylinder operated by key • Both centre and 'FA' external deadlock half cylinder to be keyed alike
<p><u>Dwellings - Opening direct to outside without an alternative means of escape via a door (Typically a ground floor flat or maisonette)</u></p> <p>BS 8621 Functionality compliant</p>	<ul style="list-style-type: none"> • Winkhaus STV AV2™, Cobra™, Trulock™ or Thunderbolt™ • Automatic or Split Spindle operation • Thumbturn Kitemark (KM531333) profile cylinder
<p><u>Dwellings - Opening onto a communal access without an alternative means of escape (Typically flats accessed off communal stairs)</u></p> <p>BS 8621 Functionality compliant</p>	<ul style="list-style-type: none"> • Winkhaus STV Cobra™, Trulock™ or Thunderbolt™ • Lever / Lever operation • Thumbturn Kitemark (KM531333) profile cylinder
<p><u>Secondary external access doors</u></p> <p>BS 3621 Functionality compliant</p> <p>BS 8621 Functionality compliant</p>	<ul style="list-style-type: none"> • Winkhaus STV Cobra™, Trulock™ or Thunderbolt™. • Lever / Lever operation • Key / Key double profile cylinder • Winkhaus STV Cobra™, Trulock™ or Thunderbolt™. • Lever / Lever operation • Thumbturn Kitemark (KM531333) profile cylinder



BS10621 functionality compliant 'FA' housing

The 'FA' Double deadlock function incorporates two locking cylinders in the Multi-Point Lock. A central double or thumbturn cylinder plus an additional half cylinder in the FA housing on the external side of the door.

When the dwelling is unoccupied both cylinders can be locked with the SAME key thus double deadlocking the door. This prevents any intruder who may have entered the property elsewhere, via a window, exiting the property by operating the internal thumbturn and unlocking the door (deadlocking the half cylinder on the outside overrides the internal lock operation)

Winkhaus XR6 51 Kitemark cylinder range (KM531333) has been tested in Doorsets to PAS23/24 standards and is approved by Police 'Secured by Design'. In addition the cylinder has an integrated 'anti-panic function' i.e if a key has been left in the double cylinder on the inside a key can still be inserted from the outside and the cylinder unlocked.

