



Entry by intruders

Hazard information for landlords

Entry by intruders into the home can have a psychological health impact on occupants.

The fear of a possible burglary (an occurrence or reoccurrence) can cause emotional stress, anguish and anxiety.

An event where an intruder gains access into a property, although rare, can lead to injury and further psychological health impacts, in relation to stress.

Causes

Poorly fitting and ill maintained doors and windows, presents an opportunity for intruders to gain access into the property. High walls, hedges and other foliage can give intruders protection from interruption.

Insufficient locks and catches or disrepair to these fittings can also make properties more accessible to intruders.

Relevant Legislation

- Housing Act 2004
- Landlord and Tenant Act 1985

Legal obligations of the landlord

To keep the property's structure and exterior in good repair including the doors, windows and any locks/fittings.

Recommendations

- Supply and fit to the front door an Emergency Escape Deadlocking Rim Latch and a Euro Profile Mortice Deadlock within an Internal Thumb-turn Cylinder and a boxed keep, approximately 450 – 600mm apart.
- Fit a suitable viewer and/or security chain to the front door.
- Make sure all ground floor and other vulnerable windows are fitted with suitable locks and catches.

- Consider changing the locks at the start of each new tenancy.
- Check that windows and doors are visible from street level by reducing the height of walls, fences, hedges and foliage.
- Consider the installation of security alarms, window grilles and/or lights to particularly vulnerable properties.

Note – Security measures should not have an impact on the occupant’s ability to escape the property in the event of a fire.

More information can be found at:

<https://www.herts.police.uk/Information-and-services/Advice/Crime-prevention/Protect-your-home/>

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