



STUDENT ACCOMMODATION SAFETY AWARD FOR LANDLORDS

Version 1.3.

February 2026

Foreword

The standards recommended as part of this award have been provided as they are realistic, cost-effective, and achievable for landlords. The recommendations provided are to a Police Preferred Specification.

This award is not intended to cause any significant expenditure of time and money to landlords and is intended as a common-sense deterrent approach to residential crime. Merseyside Police is greatly appreciative to the landlords that are already part of the LSH standards accreditation. Membership helps to provide high-quality, safe, and secure accommodation for students.

The Merseyside Police Designing out Crime Unit will continue to review this award as security standards change, and new security risks present themselves. Should any landlord require advice or guidance on this award or any property security matter, wish to discuss Secured by Design, or look to obtain a Secured by Design accreditation as part of a new development or property refurbishment, please contact the Merseyside Police Designing out Crime Unit via Force.ALU@merseyside.police.uk

A handwritten signature in black ink, appearing to read 'Paul Griffiths', with a long horizontal stroke extending to the right.

Paul Griffiths
Designing out Crime Officer
Merseyside Police

Contents

1. Introduction	4
2. Advice Guidance	5
3. Background	6
4. Benefits	7
5. Security Standards	8
6. Application Process	18
7. Appendix	21

1. Introduction

1.1. This award has been designed to support the LSH Standards for Liverpool Student landlords by creating specific standards of security for all LSH accredited owners and agents who provide housing to students. The LSH Standards accreditation created by LSH is primary to this document and the clauses relating to security remain mandatory. This award has been created solely for the use of enhanced security standards.

1.2. This award will align with the LSH Standards for Liverpool Student landlords which: *“are designed to enhance the quality of relationships between students in Liverpool and their landlords/ladies. Owners/agents are registered to the scheme and not individual properties. Therefore, by becoming accredited the owner/agent is committing to the scheme for all of their properties that are let to students.”*

1.3. This award has been designed by Merseyside Police’s Designing out Crime Unit (DOCU) and has been prepared on behalf of Liverpool Student Homes (LSH) and Liverpool City Council (LCC) to prevent students from becoming a future target for crime.

1.4. This award shows how the use of tested and certified products within existing student accommodation, can help to reduce students from becoming future victims of crime. The use of tested and certified products will help to reduce any fear of crime for future students who are considering studying in Liverpool.

1.5. All comments and recommendations provided as part of this award are based on available information at this time, including the officer’s knowledge as a Designing out Crime Officer and will be subject to review.

1.6. Recommendations provided as part of this award are enforceable and managed by LSH with the support of LCC and Merseyside Police. LSH reserve the right to make concessions to the conditions of this award, with owners and agents as part of their accreditation agreement.

1.7. To achieve the award, the property will need to be surveyed by a Merseyside Police Designing out Crime Officer.

2. Advice Guidance

The following crime prevention documentation has been used as a source of reference in the creation of this award:

2.1. Secured by Design (SBD) was established in 1989 and formerly owned and managed by the Association of Chief Police Officers (ACPO) with the aim of encouraging those engaged with the specification, design and build of new homes, commercial premises, schools, and car parks to adopt crime prevention measures in their new development. For further information please refer to [Secured by Design - Secured by Design](#).

2.2. Following the dissolution of ACPO in 2015, the Mayor's Office for Policing and Crime (MOPAC) took the opportunity to provide a home to Police Crime Prevention Initiatives (PCPI) on behalf of the National Police Service. Being a police organisation, the PCPI have close working links with the National Police Chief's Council (NPCC) and Police and Crime Commissioners. SBD has been proven to reduce the opportunity for crime and the fear of crime, whilst creating safer, more secure, and sustainable environments.

2.3. Secured by Design is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop, and visit. SBD's product-based accreditation scheme – the Police Preferred Specification - provides a recognised standard for all security products that can deter and reduce crime.

- Secured by Design developments using products and materials that meet Secure by Design standards are up to 75% less likely to be burgled and show a reduction of 25% in criminal damage.
- The Association of British Insurers has estimated that the introduction of Secured by Design standards across the UK would bring more than £3.2 billion worth of savings to the economy over 20 years.
- Secured by Design installation pays for itself in at the most two years in saved costs of crime with two alternative methods of measurement suggesting shorter periods of as little as eight months.

3. Background

3.1. In March 2022, a joint LCC and Merseyside Police project team established that university students particularly in Picton were, at higher risk of being a target for burglary. Students were targeted as they will tend to possess valuable, easy to sell items which include; cash, laptops, mobile phones, and jewellery. Research of offences highlighted that, offenders gained access to properties through insecure front or rear windows and doors, or by forcing rear windows and doors.

3.2. A successful Safer Streets 2022 bid was submitted to the Home Office by LCC with funding obtained to help tackle acquisitive crime. The funding aimed to promote and encourage the awareness of crime within the student community, while implementing physical and environmental changes to the area of Picton.

3.3. The Student Accommodation Safety Award (SASA) for landlords has been designed alongside Safer Streets with the aim of improving the security standards of accommodation available to students. By encouraging new and existing LSH accredited owners/agents to apply the principles of this award, this will improve the safety and security of accommodation available to students.

4. Benefits

4.1. Local Authority benefits include:

- All properties under this award will meet a Police Preferred Specification.
- Improved and fit for purpose private rented accommodation within LCC's area.
- Less demand on local authority resources.
- Visiting students likely to have a more positive experience which could result in remaining in or return to the city for work.

4.2. Liverpool Student Homes benefits include:

- Raising the profile and benefits of accreditation.
- Promoting a higher standard of secure accommodation.
- Raising the issue of security standards within student accommodation and developer a sector leading initiative.

4.3. Owner or Agent benefits include:

- Properties being less of a target for acquisitive crime.
- Saving money as a result of installing cost-effective, tested, and certified products.
- A potential saving on home insurance.
- Increase in reputation by providing safe and secure accommodation.
- Additional marketing incentives with the kitemark being promoted on the LSH website and property advertisements being enhanced.
- Marketing materials will be developed for display at the property.
- Close working advice and support from LSH and Merseyside Police Designing out Crime Officers.

4.4. Tenant's benefits include:

- Peace of mind that they are letting a property that meets all the required standards.
- A better standard of living.
- A reduction in the fear of crime.
- A potential saving on contents insurance.

5. Security Standards

5.1. All student accommodation should provide a suitable and sensible level of security through the entire building and introduce appropriate design features that enable natural surveillance and create a sense of ownership. The crime prevention measures recommended below are not exhaustive, and have been included as they are appropriate, realistic, and cost-effective for this achieving this award.

On-going construction, renovation, or remedial works

5.2. The following provision for security should look to be in place prior to and throughout the construction phase of any student accommodation.

5.2.1. A fenced perimeter with clearly visible signage displaying the name of the contractor and emergency contact number - should members of the public wish to report suspicious activity - shall be displayed at relevant intervals on the perimeter.

5.2.2. Crime always has the potential to increase during the construction phase due to the use of high value, attractive items used during the build and the lack of surveillance during evening hours. To prevent incidents, consideration should be given good housekeeping measures with all staff from the start of the development. This should include challenging all persons entering the property, while ensuring the entrances and exits always remain closed, where possible.

5.2.3. A secure alarm system or on-site security should be deployed.

Dwelling Boundaries

5.3. The boundary between public and private areas should be clearly indicated. Dwelling frontages should be open in view, so walls, fences and hedges will need to be kept low to around 1 metre high (below average eye level).

5.3.1. Front garden planting of feature shrubs and suitable trees (e.g., open branched or light foliage) are acceptable if set back from paths and placed to avoid obstructing visibility of doors, windows, and access gates to the rear of the property.

5.3.2. Gates to the side of the dwelling that provide access to rear gardens or yards must be robustly constructed, be the same height as the fence (minimum height 1.8 metres) and be capable of being locked (operable by key from both sides of the gate). If the gate has no built in locking mechanism; a rear fitted padlock to 'Sold Secure' Silver or LPS 1654 Issue 1.1: 2014 Security Rating 1 standard is required. Such gates should look to be located on or as near to the front of the building line as possible.

5.3.3. Vulnerable areas, such as exposed side and rear gardens, need more robust defensive barriers by using walls or fencing to a minimum height of 1.8 metres. Additional deterrent features such as increasing the height of fencing or planting thorny shrubs may be considered to complement.

5.3.4. Fencing will be installed to a high standard to ensure the security and longevity of the boundary. A high-quality fence that lasts for a long time will provide security and reduce overall maintenance costs. A fence that has a long-predicted life is also more sustainable.

5.3.5. Where a fence panel is of a slatted design, they should be orientated vertically to avoid step-up points for climbing and be flush across the attack face to resist being pried off and should be no less than 15mm thick and securely affixed to the frame/rails.

5.3.6. Fence heights should be a minimum of 1.8 metres overall and be capable of raking/stepping to maintain height over different terrain. Divisional fencing between property gardens can consist of a minimum 1.5 metre solid fence with 300 millimetres of trellis topping.

5.3.7. Pedestrian gates should be of a framed design and employ galvanised adjustable hinges and fixings mounted behind the attack face. On outward opening gates, where the hinges/brace is mounted on the attack face, fixings should be of a galvanised coach bolt design. Hinge systems must not allow the gate to be 'lifted off' and therefore should employ a method to restrict the removal of the gate from the fence post or wall. Gates must be capable of being locked (operable by key from both sides of the gate).

Gable End Walls

5.4. It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces; this type of elevation, commonly at the end of a terrace, tends to attract graffiti, inappropriate loitering, and ball games. Where walls are unavoidable, one of the following methods should be used to protect them;

5.4.1. Provide a 1 metre buffer zone using either a 1.2 metre – 1.4 metre railing (with an access gate) or a 1 metre mature height hedge with high thorn content. Hedging will have to be protected with a fence until it becomes established.

5.4.2. Where there is insufficient room to create defensible space between public and private space, an appropriate (non-destructive) climbing plant should be planted adjacent to the wall, or a finish applied to the wall that will allow easy removal of graffiti. CCTV will assist in this instance with deterring offenders and being of evidential value.

Rear Access Footpaths and Alleygating

5.5. Research studying the distribution of burglary in terraced housing with open rear access footpaths has shown that up to 85% of entries occurred at the back of the house. Access from rear alleyways into any garden or yard space must be gated and fitted with a lock to the same standard as referenced in 5.3.2.

5.5.1. Ensure that, where appropriate, an alleygate key will be available for the tenants at the commencement of the tenancy. This will allow tenants full use of the alley for access, security, and effective waste management.

5.5.2. At the start of the tenancy the landlord should provide the tenants with an alleygate key for their use. This key should be returned by the tenants at the end of the tenancy with the other keys. Any costs incurred because of loss of the key can be charged to the tenants. If there is currently no alleygate key for the property a landlord is entitled to order one for their property. This can be done by telephoning 0151 233 3001. There is a charge of £6 to order a key and it must be collected in person from Enterprise-Liverpool, Newton Road, L13 3HS on a Wednesday. Two forms of ID relating to the property will be required. Further information can be viewed at <http://liverpool.gov.uk/crime-prevention-and-emergencies/alleygating/>

Dwelling Identification

5.6. Landlords should not use 'To Let' boards or any signage that identifies the property as a student accommodation. This is an advertisement for offenders and increases the risk of the property becoming a target.

Climbing Aids

5.7. Boundary walls, bins and fuel stores, street furniture, trees, low flat roofs, car ports or balconies should be designed or adapted to remove climbing aids to gain access to the property.

Vehicle Parking

5.8. Where applicable, car parking areas should look to be close and adjacent to buildings and should aim to be within view of the 'active' rooms within these buildings i.e., rooms in building elevations from which there is direct and regular visual connection between the room and the street or parking area.

Planting and Landscaping

5.9. Planted areas must be maintained to a level that ensures natural surveillance. Planting must compliment rather than obstruct any CCTV system that maybe installed. All shrubs and hedges should generally have a maximum growth height of 1m, whilst any trees should be pruned to a minimum height of 2m, thereby maintaining a clear field of vision around the property. Planting may require more frequent maintenance and pruning during the summer months where foliage becomes denser and must be included in your planned routine maintenance schedule.

5.9.1. All hard landscaping should be robust and securely fixed to prevent removal, vandalism and use as potential ammunition.

Dwelling Entrance Doorsets

5.10. The term "doorset" refers to a door, frame, locks, fittings and glazing as one combined unit. Any new doorsets allowing direct access into the home, e.g., front, and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, easily accessible balcony doorsets, are to be certified to one of the current prevailing standards:

- PAS 24: 2022+A1:2024; or
- STS 201 Issue 14: 2021; or
- LPS 1175: Issue 8.2; or
- STS 202 Issue 10: 2021; or
- LPS 2081: Issue 1.1.

5.10.1. Existing primary dwelling doorsets should be fitted with a multipoint locking system that meets the requirements of:

- BS 3621:2017 (key locking both sides); or

- BS 8621:2017 (non-key locking on the internal face); or
- BS 10621:2017 (non-key locking on the internal door face, but with an external locking override facility).

5.10.2. The above mortice locks should be supplemented with a surface mounted rim lock conforming to the same standard, fitted one third of the way down the lock stile.

5.10.3. All bespoke doorsets shall be installed with hinge bolts or specialist interlocking hinges. Hinges accessible from outside the building should not have removable pins.

5.10.4. To ensure that the tenant understands how to operate the locking system, clear operation instructions should be attached to the inner face of the door or included in the tenant handbook. The purpose of providing the tenant with operating instructions is to reduce the number of burglaries by ensuring the tenant successfully engages the locking mechanism instead of leaving the door closed only on the latch.



Fig 1.

5.10.5. To reduce the risk of burglary external timber doors should be of substantial construction; at least 44mm thick to support the mortice lock and hung on three strong 100mm hinges. In the door itself, recessed or decorative panels should be a minimum of 15mm thick. Beading should be mechanically fixed and glued in position.

5.10.6. Existing uPVC, aluminium and composite doorsets that have standard euro profile cylinders should be replaced with products certified to Door Hardware Federation Technical Standard 007 (DHF TS 007) – 3* Rating, or a DHF TS 007 1* cylinder may be utilised if accompanied by DHF TS 007 2* external hardware (handle set or secure escutcheon) or cylinder protection or Sold Secure SS312 (Diamond) standard cylinders (See Fig 4.)

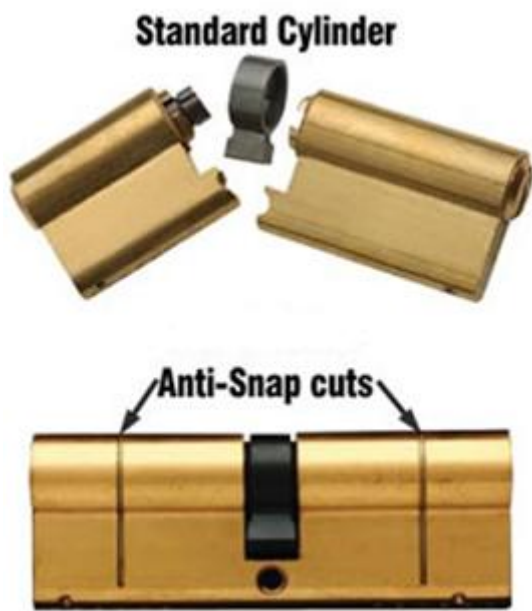


Fig 2. Euro Cylinder susceptible to lock snapping



Fig 3. Anti-snap cylinder TS007 3* cylinder

A TS007 1 - Star Kitemarked cylinder
+ TS007 2 - Star armoured handle or
cylinder guard



Fig 4.

5.10.7. Where the licensing authority recommends the installation of this equipment it should be immediately fitted; a thumb turn release on a final exit door to assist in the safe, unimpeded, and quick evacuation of a building.

5.10.8. It is important to ensure that external door frames are of strong construction and well secured to jambs. To enable the doors to be securely fitted timber frames should be sound and securely bolted or screwed to the walls every 600mm around the whole frame.

5.10.9. Sliding patio doorsets should have a minimum of three locking points, which can be achieved by fitting additional surface mounted patio locks. Anti-lift hardware should also be used to prevent the doorset being lifted off its track.

5.10.10. Existing doorsets should be thoroughly inspected every year as part of the planned maintenance programme to ensure that it is in a good state of repair, free from rot and damage. If uncertain the landlord should look to consult Merseyside Police's Designing out Crime Officers for support and guidance.

Internal doorsets

5.11. Internal dwelling doors (dedicated private flat or apartment entrance doorsets) should be fitted with a kitemarked or alternatively certificated lock to BS 3621/BS 8621 (single point locking), or PAS 3621/PAS 8621 (multi-point locking).

Glazing in and adjacent to doorsets

5.12. Any glazing within doorsets, including glazed panels/side lights adjacent to doors installed within an integral door frame and windows adjacent to doorsets should aim to incorporate one pane of laminated glass meeting, or exceeding, the requirements of BS EN 356:2000 class P1A.

Access control, door limitation and call identification

5.13. A building containing multiple dwellings and served by a shared or communal entrance doorset including Houses in Multiple Occupation (HMOs) should incorporate a door chain or opening limiter on the doorset to which a caller can be expected, normally the front door.

5.13.1. A door viewer is recommended to allow for identification purposes. The Door & Hardware Federation Technical Specification (TS 002) advises installation between 1200mm and 1500mm (in addition to 1050mm for wheelchair accessible dwellings) from the bottom of the door. This is not required if the doorset is installed with clear glazing or if there is a side panel with clear glazing.

5.13.2. Communal entrance doorsets serving 5 dwellings or more should have a visitor door entry system and access control system to enable management oversight of the security of the building.

5.13.3. The following attributes for the visitor door entry system should include:

- Access to the building via the use of a security encrypted electronic key (e.g., fob, card, mobile device, key, etc.);
- Vandal resistant external door entry panel with a linked camera;

- Ability to release the primary entrance doorset from the dwelling or bedroom;
- Live audio and/or visual communication between the occupant and visitor;
- Ability to recover from power failure instantaneously;
- Unrestricted egress from the building in the event of an emergency or power failure;
- Control equipment to be in a secure area within the premises, ideally covered by CCTV in a lockable steel cabinet to an LPS 1175 or STS 202 standard.

5.13.4. Faults or damages should be treated as an urgent repair and resolved at the earliest opportunity. Properties where visitor door entry systems are non-functional tend to encourage poor housekeeping approaches by tenants, e.g., leaving the front door open for other occupants, friends etc.

Letter plate apertures in doors

5.14. A letter plate restrictor should be installed as it will reduce the likelihood of the letter plate aperture being used by offenders to gain access to the home.

5.14.1. Where there is a concern for arson attacks, or repeat arson attacks, a threat has been received or an attack has occurred, the letter plate should be removed or the door replaced with one with no letter plate, and an external letter box mounted on a wall or similar should be fitted. Alternatively, an 'anti-arson' container can be fitted.

Windows, roof windows and roof lights

5.15. Any accessible windows (including easily accessible roof lights and roof windows) must be certified to one of the following standards:

- PAS 24: 2022+A1:2024; or
- STS 204; or
- STS 202 Issue 10: 2021; or
- STS 222 Issue 2:2021; or
- LPS 1175: Issue 8.2.

5.15.1. The following areas should incorporate one pane of laminated glass meeting, or exceeding, the requirements of BS EN 356:2000 class P1A:

- Any window located within 400mm of a doorset (to ensure the integrity of the locking system).
- Easily accessible emergency egress windows with non-lockable hardware.
- Easily accessible roof lights with non-lockable hardware.

5.15.2. Laminated glazing should be fitted on the outer face of a double-glazed unit as toughened glass is usually more resistant to accidental damage by blunt objects such as a football.

5.15.3. Unless the window is a designated emergency egress route, it should have three points of locking consisting of a key operated locking handle and two surface mounted locks, one fitted to the end of each opener to prevent leverage. Keys for windows should be provided to tenants at the commencement of the tenancy.

5.15.4. Ground floor windows which can be opened and windows above ground floor level that are large enough to allow people to fall out; should be fitted with a window restrictor limited to an opening of 100mm or less. Restrictors and their fittings should be of a BS EN 14351-1: 2006 or BS EN 13126-5: 2011 standard to prevent intruders from forcing them open beyond the restriction. This clause is not applicable if the window is a designated escape window or, where the Local Authority or Fire Brigade have determined the window is a means of escape. The most appropriate form of lock (e.g., hook, safety catch, cable, tilt and turn etc.) will depend on the type of window within the property. The special tool or key to each restrictor and instructions on their use should be given to tenants at the commencement of the tenancy within the tenant handbook.

5.15.5. Existing windows should be thoroughly inspected annually to ensure that they are in a good state of repair, free from rot and damage and form part of the planned maintenance schedule. If uncertain the landlord should look to consult Merseyside Police's Designing out Crime Officers for support and guidance.

External lighting for dwellings

5.16. Lighting must be fitted to each dwelling elevation that contains a doorset and can also assist in identifying the door and operating locking mechanism. The use of photoelectric dusk until dawn LED fittings is advised.

5.16.1. The Institute of Lighting Professionals (ILP) currently favours the use of good quality LED light and other energy effective light sources and advises against the use of fluorescent lighting which is environmentally unsustainable.

5.16.2. Lighting should be fitted at a suitable height (at least 2.5 metres) on the building elevations (front and rear) to offer a good, even coverage of light near the property when natural light is minimal.

5.16.3. Passive infrared (PIR) lighting is required at the rear of student accommodation where offenders have primarily targeted. This measure will act as a deterrent and help to offer an early warning to tenants.

Internal lighting for dwellings

5.17. 24-hour lighting (switched using a photoelectric cell) to communal parts of properties are recommended. It is acceptable if this is dimmed during hours of low occupation to save energy. This will normally include the communal entrance hall, lobbies, landings, corridors, and stairwells. To reduce energy consumption, lighting systems that reduce light levels during quieter periods should be utilised. The use of such lighting would make it appear that the property is inhabited, and this could potentially reduce burglary or the property becoming a target for crime.

CCTV and Recording

5.18. CCTV is not a universal solution to security problems; it forms part of an overall security plan. It can help deter crime and criminal behaviour, assistance with the identification of offenders, promote personal safety and provide reassurance for residents and visitors. Even the smallest property will benefit from the installation of a good quality CCTV system, which does not need to be expensive.

5.18.1. Images of people are covered by the General Data Protection Regulation (GDPR), and so is information about people which is derived from images – for example, vehicle registration numbers. Most uses of CCTV will be covered by the Act, regardless of the number of cameras or how sophisticated the equipment is.

5.18.2. There is a requirement for a data controller to ensure compliance with GDPR. The data controller (owner/agent) must ensure that all CCTV images that can be used to identify individuals are used, stored, and disclosed in line with GDPR principles.

5.18.3. It is important that signs are displayed explaining that CCTV is in operation.

5.18.4. A CCTV system should:

- Have at least one camera fitted to cover the property main entrance;
- Have CCTV cameras contained in vandal resistant housings with the facility for ceiling or wall mounting;
- Record images in colour HD quality;
- Not be affected by concentrated white light sources directed at the camera, such as car head lights and street lighting;
- 'On-site' recording equipment or other hard drive unit which will be contained in a lockable steel cabinet to an LPS 1175 or STS 202 standard;
- Identify each camera's location and record this information along with time and date stamping;
- Provide suitable methods of export and incorporate the required software to view the exported footage.

5.18.5. CCTV cameras associated with visitor door entry systems covering communal entrances and internal lobby areas should be installed and capable of providing images of persons that are clearly identifiable on small devices such as smart phones.

Alarm System

5.19. An intruder alarm system must be installed and meet the requirements of BS EN 50131 (wired and wire free systems). All installations shall be in accordance with the current electrical regulations.

5.19.1. An alarm system which incorporates dual technology detectors (encompassing PIR and Microwave capabilities) is recommended as systems of this standard provide an excellent detection rate and high immunity to false alarms.

5.19.2. A maintenance program must be in place to ensure that the alarm system continues to operate at an optimum level. Any errors, fault codes or malfunctions must be fixed as soon as possible.

Secure external storage facilities

5.20. All external storage should be lockable. Door hinges should be coach-bolted through the shed structure or security or non-return screws.

5.20.1. Two hasp and staples that meet a 'Sold Secure' Silver standard should be used. One positioned 200mm – 300mm down from the top of the door, and one positioned 200mm – 300mm up from the bottom of the door. Additionally, hasp and staples should be coach-bolted through the shed structure or secured with either security or non-return screws.

5.20.2. Both padlocks should meet 'Sold Secure' Silver or LPS 1654 Issue 1.1: 2014 Security Rating 1 standards.

5.20.3. No windows are to be present.

Management and Maintenance

5.21. A clear management and annual maintenance plan should be in place to ensure the property is well maintained. A clean and presentable exterior with well-maintained planting, landscaping, and building interior will ensure that these elements do not become crime generators. A copy of the annual property inspection and maintenance interventions should be kept for a period of at least three years and be available to LSH, Merseyside Police or Liverpool City Council if requested.

6. Application Process

6.1. The Student Accommodation Safety Award (SASA) for landlords has been designed to improve the security standards of accommodation available to students. Liverpool Student Homes (LSH) have partnered with Liverpool City Council (LCC) and Merseyside Police to deliver this initiative and improve the safety and security of properties for all students. By encouraging new and existing owners/agents of the LSH standards accreditation to apply the principles of this award (where possible); there will be an improvement to the safety and security of accommodation available to students. There is **no cost** to apply and receive this award.

6.2. Only homes that have the SASA award:

- Will receive in-person checks from a Merseyside Police officer;
- Will adhere to advanced physical locking standards;
- Will commit to maintaining perimeter security infrastructure;
- Will uphold a defensive maintenance schedule;
- Will allow direct communication a representative.

Please complete the below form and submit this to Merseyside Police's Design out Crime Unit at: Force.ALU@merseyside.police.uk

Student Accommodation Safety Award (SASA)

Application

Landlord Details

Name	
Address	
Postcode	
Phone	
Email	

Property Details

Full Address	
Postcode	

Student Accommodation Safety Award Checklist

Dwelling Boundaries

- ☐ Front garden planting is maintained and does not obstruct visibility of doors and windows.
- ☐ Side gates are at least 1.8 metres in height and can be locked via;
 - ☐ A built-in locking mechanism; or
 - ☐ A padlock which meets 'Sold Secure Silver' or LPS 1654 SR1.

Gable End Walls

- ☐ No windowless elevations exist or;
- ☐ A buffer zone of at least 1 metre exists or;
- ☐ A finish is applied to the wall that will allow easy removal of graffiti.

Rear Access

- ☐ Alleygate keys are available for tenants or;
- ☐ This is not applicable.

Dwelling Identification

- ☐ No 'To Let' signage exists at the front of the property.

Climbing Aids

- ☐ Bin or fuel stores, furniture, trees, low standard walls, flat roofs or balconies do not enable easy access to the property.

Vehicle Parking

- ☐ Parking areas are located adjacent to the building and within direct view from the building; or
- ☐ This is not applicable.

Planting and Landscaping

- ☐ Planted areas are maintained and do not obstruct natural surveillance or CCTV.
- ☐ All hard landscaping is securely fixed and cannot be removed.

Access Control

- ☐ A door chain or opening limiter is installed.
- ☐ A door viewer is installed.
- ☐ An access control system (i.e. intercom) is installed.

Entrance Doorsets

- ☐ All external UPVC or Composite doors have a TS007 3* rated cylinder or a TS007 1* rated cylinder with a TS007 2* rated handle or escutcheon and/or;
- ☐ All external Timber doors have a BS 3621 5-lever mortice deadlock or similar equivalent or;
- ☐ Doors do not currently meet this standard or;
- ☐ Door specifications are not known.

Internal Doorsets

- ☐ Internal doors are fitted with a BS 3621/BS 8621 single point lock or PAS 3621/PAS 8621 multi-point lock or;
- ☐ There are no locks on internal doors.

Windows

- ☐ Ground floor windows which can be opened and windows above ground floor level are fitted with a window restrictor.
- ☐ All windows have been inspected and are in good condition

External Lighting

- ☐ External LED units are installed at the front of the property.
- ☐ External LED units are installed at the rear and/or side of the property.
- ☐ No lighting is installed.

CCTV

- ☐ CCTV is in use at the property and consists of;
 - ☐ A wired system; or
 - ☐ A wireless system; or
 - ☐ A video doorbell.
- ☐ No CCTV is installed.

Alarm

- ☐ An alarm is installed which incorporates the use of PIR/Dual-Tech sensors.
- ☐ No alarm is installed.

External Storage

- ☐ All external storage is lockable, and any padlocks meet a 'Sold Secure Silver' or LPS 1654 SR1 standard.
- ☐ This is not applicable.

7. Appendix

7.1. SASA Revision:

Version	Revisions Made	Date
1.0	-	08/09/2022
1.1	• Changes made in partnership with LCC and LSH regarding wording and delivery. • Minor alignment, font, and format changes.	29/07/2023
1.2	• Included new application form. • Removed all references to the wording 'kitemark'.	20/03/2025
1.3	• Contents page correction which now states Background. • Foreword now included to replace Summary. • Link provided within Advice Guidance for Secured by Design. • Minor alignment, font, and format changes. • Partner logos updated. • Removed BS1722 referenced within 5.3.4. • Updated PAS 24:2022 standards to PAS 24: 2022+A1:2024.	09/02/2026



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