

# Security and Locks

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## 1. Purpose

The purpose of this policy is to establish the responsibilities of the Housing Trust and tenants' in relation to security and locks on doors and windows.

## 2. Policy

The safety of tenants is a requirement under legislation. In addition, the Housing Trust cares about the safety and wellbeing of its tenants and their household members.

## 3. Tenancy

In compliance with the Residential Tenancies Act (2010) we must provide reasonable security. This includes the following:

- External doors to be solid core and fitted with operational safety release features and automatic double cylinder dead latches when appropriate
- Front and rear lockable screen doors on all single detached dwellings and on medium density accommodation where appropriate
- All dwellings and unit windows will be fitted with operational key in lock devices

Additional measures may be undertaken such as sensor lighting or temporary security monitoring when required.

Generally, security grills or shutters are not installed; these will be assessed on a case by case basis if requested. Security grills and shutters pose additional risks during emergency evacuations and as such are not routinely installed.

During tenancy, if a tenant locks themselves out of their dwelling they are responsible for contacting a locksmith in order to regain entry. If during tenancy, the tenant changes the locks, the keys must be provided to the Housing Trust at the time. If a key is malfunctioning the Housing Trust will replace or repair the lock as required.

During exit of a tenancy all keys must be supplied and all locks including window must be in working order.