

JELD WEN®

NEW LESSONS
IN KEEPING
STUDENTS SAFER



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1. INTRODUCTION: A STUDY ON STUDENT SAFETY

Starting university is an exciting time for any student, from moving out of home to discover a new city, to making friends and becoming more independent, and learning from subject experts to build the foundation towards a successful career.

Unfortunately, this experience can be tainted for many students, who are often a prime target for thieves and have an increased likelihood of experiencing a burglary.

This is especially pertinent during the start of the academic year, when most students arrive at university loaded with the latest tech, a relaxed attitude to security and limited knowledge of the local area.

Further compounding the issue, is the fact that while more likely to experience crime, students are far less likely to report it, and parents can sometimes remain in the dark.

Against the backdrop of an ongoing cost of living crisis, which can increase opportunistic theft, and in the context of recent research, which reveals a burglary occurs just over every three minutes in England and Wales¹, there is a clear need to raise the safety standards for students.

The good news is that there are many ways that property managers, facilities and estates campus managers, developers, landlords and contractors at building, construction, refurbishment and maintenance stages can help to enhance the security and safety of student accommodation.

As the first line of defence, a secure room entrance doorset offers one of the most effective barriers against potential intruders, helping to protect students and their personal possessions from harm. Leveraging the latest generation of smart lock technology has the potential to elevate security standards even further.

Yet, inadequate security and poor door maintenance is leaving many students exposed to unnecessary risk.

As a leading door manufacturer, committed to enabling better protection for everyone, at JELD-WEN, we feel incredibly passionate about our role in driving greater awareness about the importance of secure doorset design in the student environment.

We also believe that there is scope for greater collaboration and knowledge exchange between door manufacturers, specifiers, stakeholders in education, and student housing providers, in order to continuously enhance security standards across the sector.

This white paper explores the key challenges and vulnerabilities associated with current door systems in student accommodation, while setting out the best practice principles to achieving better security, understanding the current barriers to success, and making recommendations to elevate standards across the sector.



2. STUDENT SAFETY: AN UNTAPPED SUBJECT

Despite being one of society's most affected demographics by growing financial pressures², students remain a prime target for burglars, and for a number of reasons.

Most students arrive at college or university with readily portable, high value electronic equipment – some of the most commonly items stolen in any domestic burglary³. Add to the fact most students live in shared accommodation, which invariably houses multiple TVs, laptops, game consoles and mobile phones, and the result is rich pickings for criminals.

For those unable to secure a residency in university or private halls, students are likely to live in privately rented property, which can be left empty for many hours each day. The majority of student accommodation is also unoccupied outside of term time, with the Christmas, Easter and summer periods providing a perfect opportunity for burglars to strike.

There is also the risk that, for those living away from home for the first time, many students take a relaxed attitude to the security of their properties, and will instead prioritise socialising, allowing new, and sometimes unfamiliar, people into their homes, as they look to enhance their networks and establish friendship groups.

These variables compound to explain some alarming statistics. **It has been reported that young people aged between 16 and 24 are around three times more likely to be the victim of a domestic burglary than any other age group⁴.** This is despite people in younger age groups tending to be the least worried about burglary, robbery and online crime⁵.

While at a higher risk of experiencing crime, the true scale of this issue for students may still be unknown.

There has traditionally been little reporting or publication of crime statistics from universities themselves, recently prompting the Complete University Guide to reveal the UK locations in which students are most likely to be affected⁸. Two in five (44%) parents worry their child isn't telling them the whole story about their life at university⁹.

The argument for raising security standards in order to create a safer living environment for students, so that they can academically thrive – and give their loved ones better peace of mind – appears conclusive. The next question is: how?

SECURING STUDENTS

The issue of security is not only an important one to raise amongst current and prospective students, but also a topic that universities need to highlight and tackle head on.

In its annual student accommodation survey, Save the Student found that the number of students living with parents during term time has more than doubled in the last five years, from 6% in 2019⁶ to 15% in 2024⁷.

This indicates that, in the face of rising rents and living costs, the perceived quality and value of accommodation could be a determining factor in whether or not to attend a given institution – particularly for those coming from a lower socioeconomic background.



ABOUT JELD-WEN

JELD-WEN is the UK's largest manufacturer of high-quality doorsets with decades of experience supplying products to new and retrofit projects.

Reputed for quality and craftsmanship, JELD-WEN products are manufactured in the UK, rigorously tested with fire safety and security at the forefront and then certified by independent third parties to the highest standards.

A unique data pin on each fire doorset allows for full traceability of information and a greater pathway of accountability, right back to the date of manufacture. Comprehensive fitting instructions and a certification data sheet offers the highest level of fire safety further down the supply chain.

As a business, JELD-WEN has invested over £3million to date in the development and testing of its doorsets in the UK as part of its longstanding commitment to ensure best-in-class product performance, each and every time. JELD-WEN UK is part of the global JELD-WEN group, established over 60 years ago and the world's leading doorset manufacturer, operating in 19 countries.

3. UNLOCKING BETTER STUDENT SAFETY

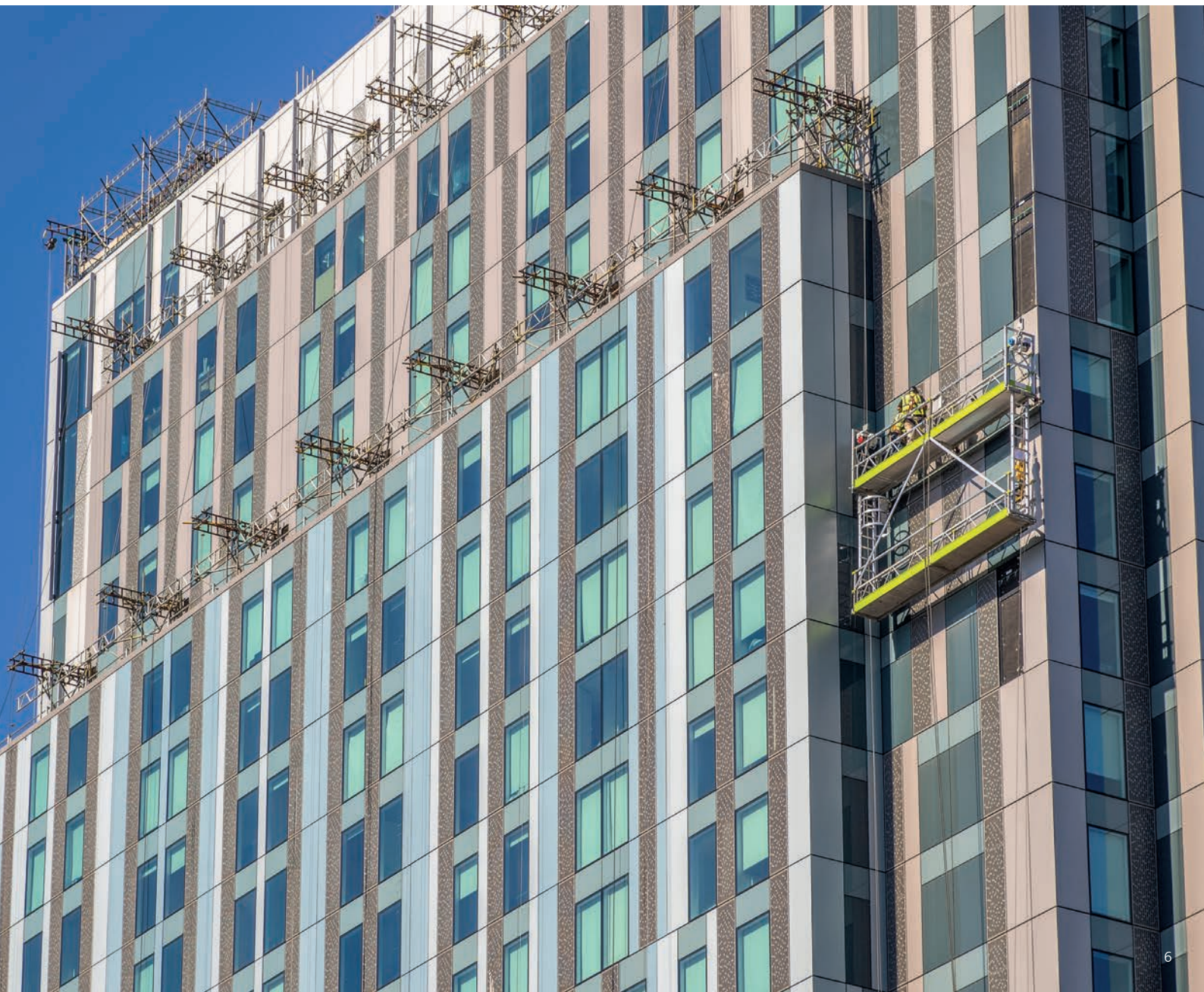
Student accommodation has always faced a unique set of security challenges.

Most university halls, private flats and purpose built student accommodation (PBSA) developments will have thousands of students accessing common spaces and individual dwellings, often throughout all hours of the day, which can complicate security management. A single student moving between their room, the kitchen, common areas and onto campus could easily use the entrance door to their room tens of times a day.

Potentially hundreds of students, staff and visitors will enter these buildings throughout a tenancy, and a high turnover means neighbours could change from one term to the next.

As burglars become smarter, and security threats evolve, it is important to recognise the contribution that physical infrastructure and smart access systems make in creating safer accommodation.

Thus, in today's rapidly changing education landscape faced with the evolving nature of security threats, there will be greater onus on the critical role that access systems can play in enhancing student safety.



MORE THAN A DOOR

A secure room entrance doorset, which has been specifically engineered to resist unauthorised access, is one of the most effective measures in protecting students from the risk of a domestic burglary. Considering that intruders will most likely give up trying to enter a locked space after a couple of minutes of trying, a secure doorset can make all the difference.

It is, perhaps, surprising then how often the importance of access control is overlooked in the student accommodation setting. While recent years may have seen increased use of high-tech security solutions such

as CCTV, quality doorset design is still not a priority for landlords. In fact, according to one recent study, up to 90% of burglaries at university are caused by insecure windows and doors¹⁰.

Clearly then, there is a huge job to be done in ensuring this simple yet vital and highly effective level of precaution is taken. The good news is that increasing door security is simple. The first critical step is to select the right doorset, supplied by a reputable and accredited manufacturer.

WHAT'S THE DIFFERENCE BETWEEN A STANDARD DOOR, DOORSET AND A SECURE DOORSET?

BS EN 12519 defines a doorset as “supplied complete with all essential parts from a single source and for which the main intended use is the access of pedestrians”.

Traditional Door	Doorset
– components arrive unassembled, and can be supplied from various sources for on-site assembly	– supplied with frames and other essential parts of a door, such as hinges, latch, door closers, side panels, letter plates – complete door assembly from a single source, and in most cases from a controlled factory

Doorsets can not only save time and resource when it comes to installation – due to being fully assembled in the factory and arriving to the site ready to be hung – but they can also be specified in their entirety to meet various performance requirements, including those that reduce noise and the risk of theft, fire or intruders.

Door panels sold alone require other components to complete the assembly, which can often be just as important in offering protection as the door itself, and must be compatible as per the manufacturer's instructions to offer adequate security.

The installation of a pre-assembled doorset requires less dependency on the joiner's expertise, is more reliable, and reduces the risk of errors. All components are tested, certified, and guaranteed to be compatible with the door from a controlled factory setting, offering better peace of mind for the landlord and tenant.





SMARTER SECURITY

Smart locks are another security consideration, having become increasingly popular in recent years due to several key factors that address modern lifestyle needs and technological advancements.

Fundamentally, with smart locksets, students can lock and unlock doors using a smartphone, keypad, or a key fob, eliminating the need for physical keys which can more be lost, stolen, or even copied. Instead, entry permissions can be immediately revoked and a replacement key card issued with ease. Or, where access is granted via a mobile app, easy updates and transfers to a new phone can be made.

Smart locking systems are also available with virtual design features, whereby residents can grant temporary access to roommates or friends as needed, even when they are not physically present. They can set specific access schedules, revoke access privileges remotely, and receive notifications of door activity, giving them greater control over who enters their living space.

For facilities and estates managers, along with large scale student landlords, what's hugely beneficial is the real-time visibility that a smart lock approach enables. If needed, they can review when a specific door has been used, which can be useful for detecting any unusual or unauthorised entries, enabling prompt action to address security concerns.

While the initial outlay involved in smart locks may be higher than traditional locks, they can pay dividends in the long-term, alleviating the need for continuous replacement keys, along with reducing maintenance and enhancing security measures. Moreover, it is likely that smart locks may attract the appeal of a property for students and their parents, thus boosting occupancy rates and rental income.

4. REGULATIONS, ACCREDITATIONS AND A CONSIDERATION

It's essential for developers, property managers, landlords, and housing providers to ensure that doors in student accommodation meet all relevant regulations and standards to provide a safe, secure environment for students. These include:

NATIONAL CODES OF STANDARDS

Halls of residence must adhere to one of three codes of practice, or be licensed by the local authority:

1. The Code of Practice for University Managed Student Accommodation

The Code of Practice for the Management of Student Housing was developed in 2019 in cooperation with a range of property management groups and property management services. It sets guidelines for universities in the management and operation of their student housing facilities.

The student accommodation code of practice also clarifies the standards and procedures that students can expect from their accommodation and the process of complaints in case of defections.

In terms of key security aspects, the code of practice states:

- Higher and Further Educational Establishment managed accommodation must be securable against intrusion. All registered buildings must be subject to local security risk assessments, with particular attention being paid to access control, surveillance of site perimeter and securing ground and basement windows.
- All main entrances and individual bedroom doors must be lockable, the main entrance door being accessible by all student tenants of the building and bedroom doors accessible only by the student occupant.

2. The National Code of Standards for Larger Residential Developments

Launched in 2022, the Code of Standards for Larger Residential Developments applies to any accommodation under the management and control of an educational establishment.

The code of standards outlines specific criteria that accommodation managers must adhere to, to effectively meet the needs of students. The remit is to provide both parties with a framework for conducting business with each other.

Among other security stipulations, the code of standards calls for managers to ensure that:

- Buildings and individual flats or rooms have an appropriate level of security to prevent unauthorised access, including:
 - Securely constructed external doors and windows;
 - Secure locking systems;
 - Methods to determine the identity of a caller if access to a flat or room is via communal areas.

3. The National Code of Standards for Larger Residential Developments (*not managed and controlled by educational establishments*)

Conversely, this code of standards sets out specific criteria for larger student developments managed by private operators (all other halls of residence).

For accommodation providers, joining the code and agreeing to comply with its standards are voluntary. However, the National Code Audit Panel undertakes several checks to ensure accommodation providers are compliant with the code. Occupants can also complain if they feel a breach has occurred.

Amongst the key security stipulations, the code states:

- External doors to the building must be of strong, solid, safe construction and fitted with a secure locking system capable of being opened from the inside without the use of a key.
- Door frames must be of strong construction and well secured.

Educational establishments (i.e. universities) are expected to review the two former codes and accept whichever provides them with the most value. As a result, they may be exempt from the licensing requirements for houses of multiple occupation (HMOs) required by the Housing Act 2004.

All codes are designed as statements of good practice in the sector and are supported by the voice of students through the National Union of Students. Members are encouraged to clearly signpost the relevant code logo on their website and will make clear which of their developments are covered under the codes.



HMO LICENSING

Privately owned student accommodation is also regulated by the HMO licensing system. This is the case whether or not the housing provider has agreed to an approved code of practice.

Generally, if an individual property is rented out to five or more tenants, it's likely to be considered a HMO. This applies to housing where multiple students rent individual rooms but share common facilities, like a kitchen and bathroom.

If considered a HMO property, student accommodation will have additional regulations and standards for fire safety and security.

However, regulations can vary between different local authorities in the UK. Local authorities are also able to set their own rules for when other types of HMO may require a licence.

APPROVED DOCUMENT Q

2015 saw the introduction of a security element within Building Regulation designed to improve security in the residential built environment – Approved Document Q.

As part of this, Part Q sets out standards for doorsets and windows to resist a physical attack by a burglar by being both sufficiently robust and fitted with appropriate hardware.

However, though Part Q specifically addresses security for new dwellings, its direct applicability to halls of residence can vary. This can largely depend on local authority interpretations and specific circumstances of the building project.

CONSIDERATION

Clearly then, from university-owned housing and PBSA developments, through to private rented accommodation and house shares, the rules and requirements surrounding secure door standards can differ significantly from one type of student housing to another – and even from room to room.

Adding further complexity, is that each local authority may operate to a different standard, dependent on their individual approach to HMO licensing.

With this, it's easy to see why the different levels of regulation can open up scope for inconsistencies and confusion for providers of student accommodation.

There is also a concern that students and their parents are unaware of the differences in standards, particularly between local authorities, and assume that standardisation is in place across all student properties, which may result in a lack of vigilance.

Meanwhile, the student security issue is constantly evolving, due to changes in technology, social dynamics, and accommodation needs. Staying abreast of these changes will require a much clearer approach to regulation, which provides greater clarity for all those involved in the student housing supply chain.

5. BARRIERS TO SUCCESS

PRICE AS PRIORITY

One of the biggest obstacles in improving the security standards within student accommodation, is cost.

Inherently, the price of advanced access control, such as quality doorsets and smart locks, are higher than traditional products. This is because of the robust, high-quality materials involved, specialised design and manufacturing processes, and testing and certification requirements, all of which contribute to higher production costs.

Decision makers often want to see a clear (and quick) return on investment, and it can sometimes be difficult to see how the initial outlay involved in more advanced doorset security solutions can boost value.

However, the reality is that choosing cheap can cost more in the long run. Well designed doorsets and smart locks not only make properties more secure, but often come with a longer lifespan, and can improve efficiencies whilst minimising expensive maintenance.

What's more, investing in robust access control demonstrates a commitment to student wellbeing, which can positively impact an institution's reputation and increase overall appeal to prospective students. Property managers and landlords can also minimise the liability risks associated with security breaches, thereby safeguarding their investments, and becoming a more attractive prospect for insurance companies in the short-term.

INSTALLATION ISSUES

Secure doors must be installed correctly to maximise their performance and ensure compliance with relevant standards. In many cases, even the slightest gap between the frame, or the use of the wrong seal can make the door not fit for purpose.

Despite this, there is currently no legal requirement for the installation of doors, or fire doors, to be undertaken by an individual with any specific training, qualification or accreditation – just a basic level of competence. This means there is scope for a door's security and fire performance to be compromised by a non-specialist installer, such as a general contractor or handyman.

To help with this, doorsets – like those supplied by JELD-WEN – arrive on site fully assembled and ready to fit, with manufacturer installation instructions and a certification data sheet that sets out the exacting requirements of every component needed to ensure compliance.

MAINTENANCE MATTERS

Most student spaces are subject to heavy wear and tear, thanks to high turnover rates and more frequent occupancy changes compared to other residential properties. This constant use can lead to accelerated deterioration of door frames, hinges, handles and locking mechanisms.

Students may inadvertently misuse doors too, particularly during social gatherings or parties. This can include slamming doors, leaning on them, or using excessive force when opening or closing them, all of which can cause damage over time.

Situational factors often found in older student properties like moisture, mould and water damage can also impact the integrity of doorset systems. So, it's easy to see why regular maintenance to ensure operational integrity and durability is crucial.

However, door maintenance is often widely overlooked in the student setting, with issues usually only addressed on a needs-must basis. The risk is that this could impact the ability for doors to perform as intended in the event of a security breach.

The Fire Safety Act 2021 now makes it a specific legal requirement to check fire doors at certain intervals. As part of this maintenance routine, focus must be placed on ensuring every fire door is fit for purpose in line with manufacturer instructions, with anything installed incorrectly rectified and repairs made promptly. Though not specified, the hope is that any obvious security issues may be picked up as part of the process.

MISCONCEPTIONS AND MISUSE

Another risk lies in a common preference on the convenience rather than security among students. Open exterior doors represent one of the greatest security risks in university with it all too common for doors to be left propped open – invalidating its security and fire safety performance – for ease of entry.

With many students unaware of who their neighbours are, there is also a common tendency to keep doors open for others when opening a main entrance, providing opportunistic intruders or thieves with easy access.

In some cases, there may also be a common misconception that the security afforded by a main entrance or floor level entrance negates the need for individual door security and locking, leaving students' private rooms or dwellings unnecessarily exposed.

Without a fundamental understanding about the importance of door security measures, including the significance of proper locking procedures, students may continue to be put at risk.

6. STUDENTS SPEAK OUT

In March 2024, JELD-WEN conducted a survey of 1,000 students across the UK, who were living in either university-owned accommodation, private halls of residence, or a privately rented flat that is shared with other students, to find out how secure they feel in their current residences.

The study found that:

Two fifths (42%) of students state that cost is the most important factor when it comes to finding a place to live during their studies, followed by location (28%). Only 7% view security as the most important factor – the same ranking given to a good social scene (7%).

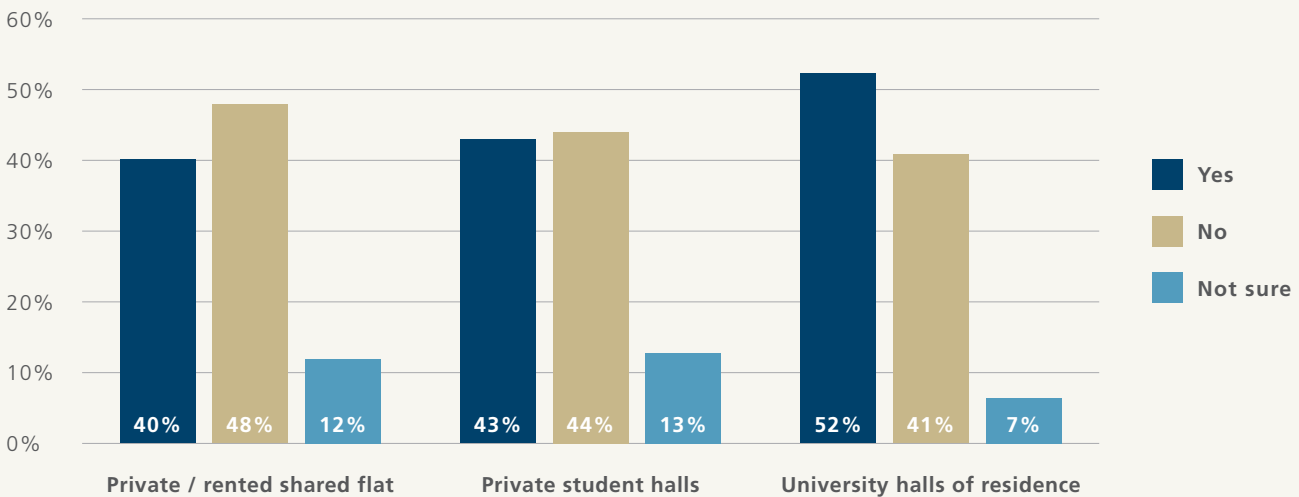
An overwhelming majority of students (90%) feel safe in their current student accommodation, with residents in university halls most likely to feel 'very safe' (43%).

This has contributed to **almost half (47%) assuming that the communal entrance door to their student housing provides enough security**, so that they do not need to keep their individual room entrance door locked.

42% of respondents admitted that the communal entrance door in their student property is left unlocked overnight or during the day – creating a hive of opportunity for thieves.

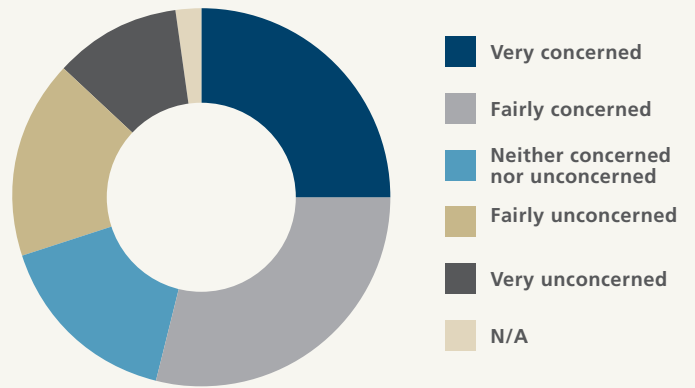
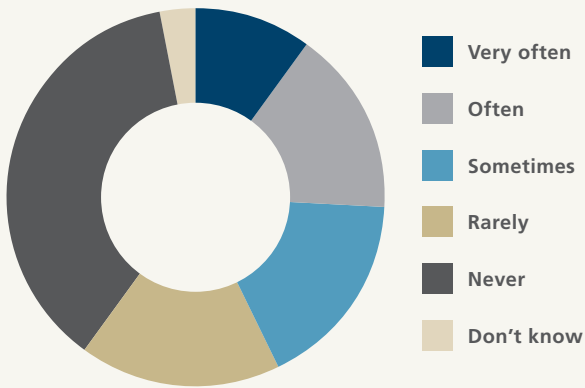
This is despite **more than a third (36%) having experienced or known someone who had experienced a break-in** to their housing in the past 12 months alone.

Do you think a communal flat entrance door provides enough security, so that you don't need to keep your individual room locked?



Do you, or the people you live with, ever leave the communal entrance door unlocked?

How concerned do you think your parents would be with any safety/security issues at your accommodation?

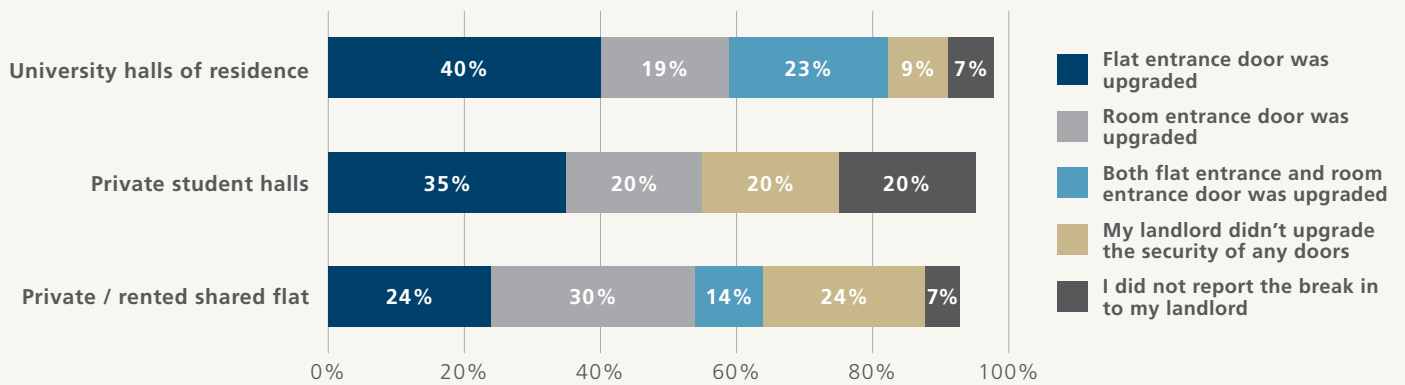


The inference of this insight, is that there is a clear disconnect between how little students regard security risk and the actual scale of break-ins happening; clearly there is low awareness about best practice when it comes to access control.

Interestingly though, **over half (52%) of students said that their parents would be concerned about any security or safety issues** found at their student housing, rising to 56% of those living outside of university-owned accommodation. **One in four (25%) admitted their parents would be "very concerned"**.

Concerningly, **almost a third (27%) of students declared that their landlord had not upgraded the security of any doors within their housing as a result of a break-in**, although this number fell to 9% of those living in university halls.

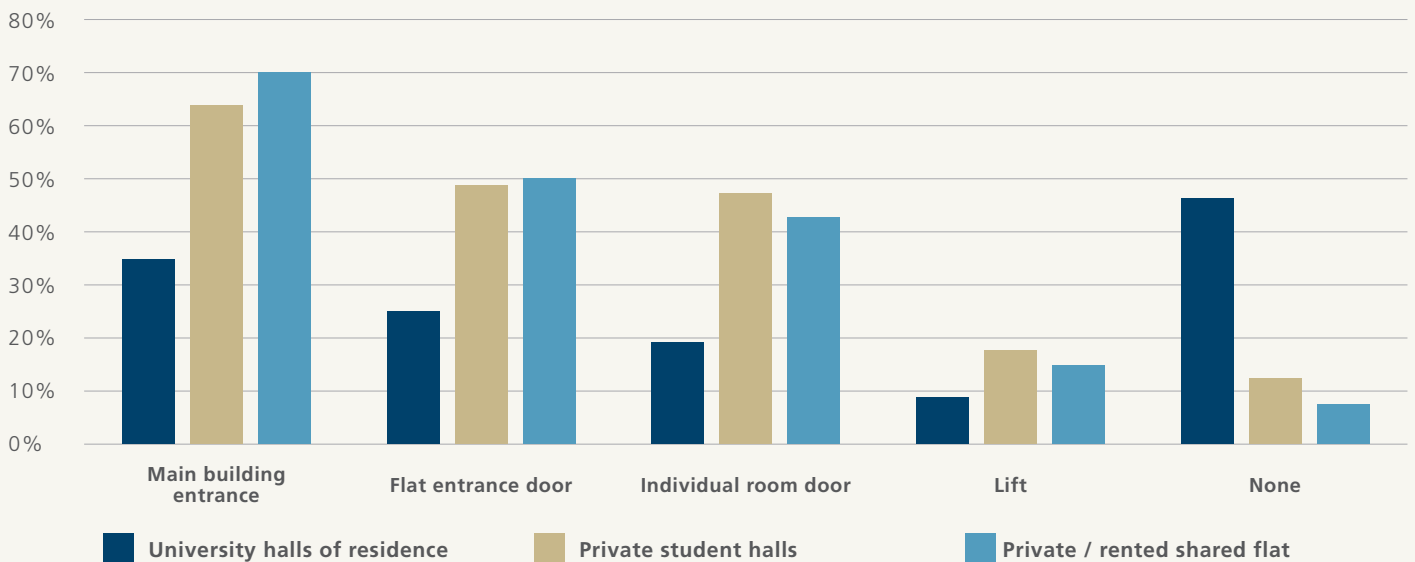
Did your landlord upgrade the security of the doors within your flat as a result of the break in? (e.g. replace a door or install new locks on a door)



More than a **fifth of all students (22%)** felt the entrance door to their individual dwelling did not offer adequate security, while 18% of respondents admitted that if they were to experience a security breach in their current accommodation, they wouldn't report it to their university.

Indicative of the growing shift towards smart lock technology, **three in five (60%) students said they had a smart lock** for the main door entrance to their student housing. However, less than half (44%) of residences required smart access for the flat entrance, with **only 38% of individual rooms having a smart lock**. Interestingly, university halls were significantly more likely to incorporate smart locks into the design of every door type, and private rentals were significantly less likely.

Thinking about your current accommodation, which of the following, if any, have a smart lock?



7. CONTEXT AND CONCERNS



SUPPLY SHORTAGES

The number of students looking for accommodation is continuing to outstrip supply. Recent reports show that the UK student population has increased by 400,000 since 2019, but in the same period, the number of student houses available dropped by 19,000, leading to the National Union of Students declaring an “existential crisis”¹¹

This has been compounded by student landlords instead renting to professionals – who are struggling to get onto the housing ladder – or leaving the market altogether, as proposed regulation in the Renters Reform Bill would ban them from offering fixed-term tenancies, despite providing exemptions for the purpose-built sector.

SLIPPING STANDARDS

As the student housing shortfall is projected to exceed 600,000 beds by 2026¹², the choice for students is becoming increasingly limited. Despite many feeling that their residencies don’t offer good value for money¹³, there is minimal room for students to compromise or put up resistance to rising rents.

According to one recent study, an overwhelming 87% of students have lived somewhere that could be classed as “unfit for habitation” under the Homes Act 2018. Notably, 45% said they had had a broken door or window lock in their property, leaving thousands at potential risk¹⁴.

CRIME IN THE DIGITAL AGE

In line with wider digitalisation, recent years have seen criminals pivot to new technologies and social media to gather intelligence on potential targets and minimise the risk of getting caught.

As the most frequently used platforms for 16 – 24 year olds¹⁵ (the most common age bracket of undergraduates), Instagram, Snapchat and TikTok are a popular choice for opportunistic thieves, who are using them as a tool to see if someone is out of the area. Research has found that four out of five burglars are now using social media to track their victims and select possible targets¹⁶, and one in 12 Britons have experienced a burglary after posting their location on social media¹⁷.

Other risks surround posting images of particularly high value goods, particularly for students and their ‘shiny new toys’, giving burglars the exact knowledge of the content within a given property, and the belongings a person has.

Considering 79% of young adults use Instagram daily¹⁸ and over half are now posting their location or movements on social media at least once a week¹⁹, the reality is that these seemingly innocent posts could be putting their home and valuables at risk.

STUDENT STRUGGLES

Various studies continue to point towards a sharp decline in student wellbeing over recent years.

The percentage of undergraduate students at universities across the UK who said they had experienced mental health difficulties rose from 6% to 16% between the 2016/17 and 2022/23 academic years. It means one in six undergraduates now report experiencing mental health challenges²⁰.

Part of the problem, it appears, is financial strain. 41% of students have considered dropping out due to money worries as a new term starts²¹ and over seven in 10 students say money worries have caused a decline in their mental health. Only one in five students have said that their mental health has not been affected by the cost of living crisis²².

Given that the impact of a burglary is not only financially but emotionally traumatising, the sad reality is that the student accommodation break-in risk could bear serious consequences for those students already struggling with money and wellbeing issues.

COUNTING THE COST OF LIVING

Against a turbulent economic backdrop, millions of individuals are struggling to pay their bills, afford their essentials or even keep a roof over their heads.

In fact, according to one recent study, 21 million people in the UK are finding it difficult keeping up with bills and credit commitments – that's two in five²³.

These financial challenges have the potential to impact students on two fronts. Fundamentally, students who are already known for making do on a tight budget will continue to feel a new wave of financial pressures, especially those from lower socio-economic backgrounds.

As the cost of living crisis persists, there are rising concerns about a correlating impact on crime. According to the National Crime Agency, the difficult economy is threatening a new surge in "high harm" burglary, car thefts and robbery as criminals to the rising expenses of everyday life by trying to make more money through offending. This, in turn, increases the security risk breach for seemingly easy-to-target students²⁴.



8. LESSONS LEARNT

Even now, amid a period of major reforms and regulations aimed at revolutionising the approach to fire door safety in the wake of tragedies such as the Grenfell Tower fire, it appears the scope to improve door security as part of this process remains largely overlooked.

To ensure an adequate standard of door security is achieved in all areas of student housing, JELD-WEN proposes:

1. Standardisation

The introduction of a new door security standard that universities and the purpose-built sector must adhere to, regardless of location or ownership. This level of standardisation would provide greater clarity for all student accommodation providers about their responsibilities and negate any confusion for students about their rights.

We believe that involving all relevant parties in the regulatory process, including door manufacturers, educational establishments, industry bodies and stakeholders, would allow for the crucial exchange of valuable information and perspectives to ensure that the regulation is holistic, well-informed, and effective.

2. Regulation

The introduction of a legal requirement for all doorset installation and maintenance work to be conducted by qualified, accredited installers validated through a UKAS-accredited certification scheme. This would ensure each doorset is installed correctly and able to perform as it should, further driving standardisation amongst the sector.

3. Incentivisation

The introduction of a Government initiative to tackle low security awareness and promote amongst students. To include an education campaign designed to raise awareness and understanding of door security, locking protocols and general best practice.

In addition, JELD-WEN continues to advocate the 'Golden Thread' approach, to ensure the traceability of doorsets throughout their lifecycle.

We support this not only with our rigorous testing and certification, but also with the individual data-pin labelling of doorsets, making key information easily available during maintenance or replacement work. We would advocate that this becomes a regulatory requirement in the near future.

In the student setting, we believe that this level of traceability, transparency and accountability will be crucial in ensuring each student accommodation has the right door and the right access control in the right place, each and every time.



SMART ROOM ENTRANCE DOORSETS: THE FIRST-CLASS CHOICE

In 2023, JELD-WEN launched a new Smart Room Entrance Doorset range, specifically designed for the unique demands of student accommodation and other multiple occupancy properties.

Each doorset is available in a wide range of standard and bespoke made-to-measure sizes and a choice of moulded and flush designs and a range of colour options to ensure a fully coordinated look.

With third-party accreditation for 30-minute fire and smoke protection, as listed under the FD30 Certifire scheme, customers can also have assurance that the doors will perform to industry standards.

Ease of retrofit is accounted for too. Purposefully designed with a thinner frame, each doorset can be easily installed into existing openings, and supports ongoing ease of maintenance.

Each doorset is compatible with one of three smart lockset designs by **NSP Security**:

1. **SMF 614**: ideal for retrofit schemes, replaces mechanical key systems and outdated access control systems
2. **SMF 814**: utilises both ANSI and EURO mortise locksets with a range of faceplates and strike plates, meaning it is well suited to both retrofit and new build projects.
3. **SMF DUO**: a fully encrypted lockset, compatible with NSP's Smartphone Entry App, utilising Bluetooth Low Energy for ease of use.

All locksets are battery powered, eliminating the need for hard-wiring, and available in a range of finishes to achieve a cohesive look throughout the interior scheme.

9. A SCHOOL OF THOUGHT: KEEPING STUDENTS SAFER

For far too long, young students loaded up with all the latest tech, often experiencing their first time away from home, have been considered easy targets for burglars.

But this doesn't have to be the case. By combining the strength of secure doors with the intelligence of smart lock technology, student accommodation operators have a better chance of mitigating this risk and enhancing overall safety in student housing.

In line with the recommendations presented in this paper, JELD-WEN believes that by implementing a standardised approach to door security protocols, fostering a culture of awareness and support, and leveraging technology for monitoring and response, we can help to reduce the security risk facing today's students more effectively.

We also recognise that security is not a static goal but an ongoing commitment that requires continuous evaluation and improvement. That's why we believe that stakeholders and industry must continue to work together in greater collaboration to improve on the best practices and implementation strategies needed to continue to promote student security.

Our intention is not to exaggerate the risk or threat to students, but to place a spotlight on how their security and wellbeing might be improved.

Going to university should be a positive experience that is remembered for all the right reasons. Ensuring a quality and secure door system is properly specified, installed, maintained and used correctly, is one step to ensure that this can be the case for as many students as possible.

REFERENCES

- ¹ Data is sourced from the Office for National Statistics – Crime in England and Wales: Police Force Area data tables (Year ending December 2023), looking at residential burglary.
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