

GSM VISITOR DOOR ENTRY PANELS MUST ALSO HAVE LIVE VIDEO TO BE EQUALITY ACT 2010 (DDA) COMPLIANT

The Equality Act 2010 (DDA) onwards means that the **Visitor Door Entry system must provide a live Video picture** of the visitor to the flats. Audio-only systems would fail!

GSM Audio Only Visitor Panels **X**

- X No data calls via the WIFI in the flat** so you can only receive calls on a landline or via GSM signal. Poor GSM signal means no call from the visitor panel to the mobile because it cannot come through as an audio data call (like Facetime or WhatsApp audio etc).
- X No real-time CLOUD platform** so only very limited programming features via text messaging.
- X Limited real-time management, alerts etc**
- X Limited system events**
- X No programming/management of proximity keys or radio transmitters**
- X Limited security features**
- X No future proofing**

All Audio Only Visitor Panels are Non-Compliant with SBD.

Secured by Design Homes, Version 2, March 2019, page 44 section 27.20 (and later publications) requires: Live audio and visual communication between the occupant and the visitor.

GSM Visitor Panels must be Smart Technology Live Video



IPGUARD
4G/IP/GSM SMART
Visitor Door Entry



TOTAL 24/7/365 REAL-TIME
REMOTE MANAGEMENT
OF ALL YOUR SITES
www.baticonnect.com

- ✓ Smart technology – App based – Video
- ✓ 4G + IP (data calls included) + GSM so future-proof
- ✓ Cloud based platform for management and programming
- ✓ Integral proximity access control
- ✓ Security features
- ✓ Equality Act 2010 (DDA) & onwards compliant

VISITOR DOOR ENTRY PANELS MUST PROVIDE LIVE VIDEO TO RESIDENTS TO BE EQUALITY ACT 2010 (DDA) COMPLIANT

Equality Act 2010 compliance for visitor door entry systems

Equality Act 2010 compliance means that the service provided must not discriminate against people with disabilities. The objective of the ACT is to make sure that disabled persons can access the services that have been provided as easily as able bodied persons.

It is, therefore, **reasonable** that a visitor door entry system must not be audio only – if it is to comply with the ACT because a **resident with a hearing disability** would clearly be disadvantaged and **would benefit from being able to view visual images**.

A resident with a visual, hearing or mobility disability needs to be able to securely open the door to the visitor as easily as an able bodied person.

Visuals from a visitor door entry system must be provided to flats. A resident with a hearing, visual or mobility disability needs to be able to view the visuals as easily as

an able bodied person. This can be achieved by installing additional video monitors **or, better still, displaying the live picture(s) on smartphones, iPads, tablets etc.**

The visitor door entry panel and resident access control system must be easy to use by disabled persons. Large illuminated buttons /displays / readers, braille, voice and visual information output messages, visual icons, and hearing aid loops are all features which make actual usage of the panel by disabled persons as easy as for able bodied persons.

Fireman switches, trades buttons, programming buttons and cameras are never actually used by visitors and so have no relevance to Equality Act 2010 compliance; for example, the camera providing the visual pictures (services) to residents is not a 'touch' device used by visitors.

The Equality Act 2010, the "ACT", requires public bodies, landlords and other service providers to prevent and address disability discrimination. The ACT serves not only to ensure that these various bodies do not discriminate, but there can also be a positive legal requirement on these bodies to make **reasonable changes** to improve services for disabled people.

The ACT protects anyone with a disability, defined by the ACT "as a physical or mental impairment that has a substantial and long-term adverse effect on the ability to carry out normal day-to-day activities". Blind, visually impaired, hearing impaired, speech impaired, arthritic and the mobility impaired (physically disabled and elderly) are all protected as disabled.

The requirement to make **reasonable changes** applies to landlords and service providers. A service provider is defined in the ACT as "a person concerned with the provision of a service to the public or a section of the public (for payment or not)". This is clearly a wide definition and includes all bodies that deal directly with members of the public, including Housing Associations and all other services provided by government departments. A builder would be a service provider to the extent that they provide services to the public. This duty requires service providers to take positive steps, and not simply to avoid discrimination. **Reasonable changes are required wherever disabled people would be at a substantial disadvantage compared with non-disabled people. A substantial disadvantage is defined as a "disadvantage which is more than minor or trivial".**

Importantly, landlords and service providers are now obliged to think ahead and take steps to address barriers that impede disabled people and not wait until a disabled person experiences difficulties using a service.

Furthermore, the ACT also imposes a duty on public bodies (under section 149) to "advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it". The definition of public body includes councils, hospitals, police across the UK. Therefore, failure by a public body to approve of systems that can assist persons with disabilities may be in breach of disability discrimination legislation, and failure by a public body to use systems that can assist persons with disabilities may be in breach of disability discrimination legislation.

The following may be considered as examples of disability discrimination:

1. Failure by a public body, landlord or other service provider to approve or implement visitor door entry systems and/or resident access control systems which would assist disabled persons.
2. Approval (or failure to adjust) by a public body, landlord or other service provider of a visitor door entry system and/or resident access control system which places disabled people at a disadvantage which is more than minor or trivial.

IPGUARD MINI PLUS
2000 FLAT CAPACITY

Illuminated blue in standby.
Changes to green on door open.
Changes to red if access denied.



Voice output information messages, to indicate call progress, door has been opened etc.



The door is open

Part M: The centre of the top buttons must never be higher than 1.2 metres above FFL.



Proximity reader:

- Obvious (image of a key)
- Illuminated for night time
- **Bright so stands out**
- LEDs to indicate door open
- Buzzer to indicate door open



Large markings for day time usage when illumination does not assist.



Blind or severely visually impaired persons need **braille embossing on the buttons** so that if they know the flat number they are visiting, they can call without pressing any other buttons. Illuminated for night time usage.



A resident with hearing impairment must be provided with video of the visitor.
A resident with visual impairment must see a close up of the visitor.

Protected pinhole camera.



Hearing impaired visitors need visual aids to help them call the correct flat, to know when a call has been answered, when to start speaking, when the door has been unlocked etc. The panel needs to have a clear display and visual indicators.



Hearing aid loop.



Markings illuminated for the visually impaired.



Tactile, raised and large buttons (15.6mm diameter) for the arthritic.



Part M: The bottom of the keypad must never be less than 75cms above FFL (hand & wrist movement).



BS316 STAINLESS STEEL

SECURITY COMPARISON

IPGUARD® 4G/IP/GSM ← COMPARISON → GSM AUDIO ONLY

FEATURE	IPGUARD 4G/IP/GSM	GSM AUDIO ONLY
1 Is a picture of every visitor (genuine/nuisance/opportunist/missed) using the visitor entry panel automatically recorded and sent to the flat/resident?	YES, picture always sent to smart device with date/time stamp. Resident can enlarge picture of nuisance caller(s), use "save screen" and immediately forward to management/police.	No picture of the visitor, no possibility of visual identification. No security.
2 Comparison of the risk probability of genuine visual mis-identification of visitors?	The quality of iOS® / Android™ smart device displays are too good to be compared with anything else available.	
3 Does the system allow the management company / police to identify which flat opened the communal entrance door into the building, and exactly when they did it?	Yes, the system will provide information with date/time on which flats were called, which specific device answered, the length of the conversation & whether the resident opened the door for the visitor.	Limited logs available and not in real-time. Check carefully with manufacturer.
4 Does the system allow the management company to control who is allowed to open the communal entrance door?	Yes, via www.baticonnect.com Cloud, the management company can customise resident user profiles (rights, authorisations etc) as applicable.	No.
5 Does the system allow the management company to easily and quickly disconnect problem flats from the visitor call panel: For example: illegal sublets, illicit trades (drugs/prostitution), anti-social behaviour letting in problem visitors etc.	Yes, management can 24/7/365 quickly and easily remotely connect to the system in order to disconnect, or limit the time zones when a problem flat/resident can receive calls from the visitor door panel.	Limited and requires installer programming intervention.
6 Does the system allow residents' to open the communal entrance door even if they have not been called from the visitor door panel?	Yes. Management company authorises (or not) this feature and each opening is logged and recorded.	Yes, but limited logs for management. Check carefully with manufacturer.
7 Equality Act (2010 onwards)... compliance for the hearing and visually impaired.	Yes, hearing and visually impaired persons can answer visitor calls on iPads / tablets (any iOS® / Android™ smart device) so can select the display size that best suits their needs.	Not providing live video means Non-Compliance for the visually and hearing impaired.
8  Secured by Design Police Preferred Specification	Yes complies. IPGUARD 4G/IP/GSM has achieved Secured by Design "Police Preferred Specification" status having been tested as a critical component in a Premier door set to meet British Security Standard LPS1175-SR2.	Audio only is non-compliant. See Secured by Design Homes, Version 2, March 2019, page 44 section 27.20 (and later publications) requires: Live audio and visual communication between the occupant and the visitor.



+44 (0)1442 211848 www.nacd.co.uk
 estimating@nacd.co.uk f in nacdltd

Unit 8, Heron Business Park, Eastman Way,
 Hemel Hempstead, Hertfordshire, HP2 7FW

