
STATUTORY RULES OF NORTHERN IRELAND

2005 No. 161

**The Residential Care Homes
Regulations (Northern Ireland) 2005**

**PART IV
PREMISES**

Fitness of premises

27.—(1) Subject to regulation 3(3), the registered person shall not use premises for the purposes of a residential care home unless the premises are suitable for the purpose of achieving the aims and objectives set out in the statement of purpose.

(2) The registered person shall, having regard to the number and needs of the residents, ensure that –

- (a) the physical design and layout of the premises to be used as the home meets the needs of the residents;
- (b) the premises to be used as the home are of sound construction and kept in a good state of repair externally and internally;
- (c) equipment provided at the home for use by residents or persons who work at the home is in good working order, properly maintained in accordance with the manufacturer's guidance and suitable for the purpose for which it is to be used;
- (d) all parts of the home are kept clean and reasonably decorated;
- (e) adequate private and communal accommodation is provided for residents;
- (f) the size and layout of rooms occupied or used by residents are suitable for their needs;
- (g) there is adequate seating, recreational and dining space provided separately from the resident's private accommodation;
- (h) the communal space provided for residents is suitable for the provision of social, cultural and religious activities appropriate to the circumstances of residents;
- (i) suitable facilities are provided for residents to receive visitors whether in communal areas or in private as the resident chooses;
- (j) there are provided at appropriate places in the premises sufficient numbers of lavatories, wash-basins, baths and showers fitted with a hot and cold water supply;
- (k) any necessary sluicing facilities are provided;
- (l) there is suitable storage provision for the purposes of the home;
- (m) suitable storage facilities are provided for the use of residents;
- (n) suitable adaptations are made, and such support, equipment and facilities, including passenger lifts, as may be required are provided to meet the needs of residents;

- (o) secure and safe outdoor space with seating, accessible to all residents is provided and appropriately maintained;
 - (p) ventilation, heating, cooling and lighting suitable for residents is provided in all parts of the home which are used by residents;
 - (q) the engineering services are maintained in good working order;
 - (r) any vehicle used by the home for transporting residents is suitable for that purpose and maintained in good working order;
 - (s) provision is made for the home to operate in the event of the breakdown of essential utility services; and
 - (t) a risk assessment to manage health and safety is carried out and updated when necessary.
- (3) The registered person shall having regard for the number of staff employed and the duties they undertake, provide–
- (a) suitable facilities and accommodation, including –
 - (i) facilities for the purpose of changing; and
 - (ii) storage facilities.
- (4) The registered person shall –
- (a) have in place a current written risk assessment and fire management plan that is revised and actioned when necessary or whenever the fire risk has changed;
 - (b) take adequate precautions against the risk of fire, including the provision of suitable fire equipment;
 - (c) provide adequate means of escape;
 - (d) make adequate arrangements –
 - (i) for detecting, containing and extinguishing fires;
 - (ii) for giving warnings of fires;
 - (iii) for the evacuation, in the event of fire, of all persons in the home and safe placement of residents;
 - (iv) for the maintenance of all fire equipment; and
 - (v) for reviewing fire precautions, and testing fire equipment, at suitable intervals;
 - (e) make arrangements for persons working at the home to receive suitable training, from a competent person, in fire prevention; and
 - (f) to ensure, by means of fire drills and practices at suitable intervals, that the persons working at the home and, so far as practicable, residents, are aware of the procedure to be followed in case of fire, including the procedure for saving life.
- (5) The registered person shall undertake appropriate consultation with the environmental health department of the district council for the district in which the home is situated.