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WELSH STATUTORY INSTRUMENTS

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**2003 No. 781**

**The Residential Family Centres (Wales) Regulations 2003**

**PART IV  
PREMISES**

**Fitness of premises**

**21.**—(1) Subject to regulation 4(6), the registered person must not use premises for the purposes of a residential family centre unless —

- (a) the premises are suitable for the purpose of achieving the aims and objectives set out in the statement of purpose; and
- (b) the location of the premises is appropriate to the needs of residents.

(2) The registered person must ensure that —

- (a) the physical design and layout of the premises to be used as the residential family centre meet the needs of families;
- (b) the premises to be used as the residential family centre are of sound construction and kept in a good state of repair externally and internally;
- (c) all parts of the residential family centre are kept clean and reasonably decorated;
- (d) adequate private and communal accommodation is provided for families;
- (e) the size and layout of rooms occupied or used by families are suitable for their needs, and each family is provided with at least one room for its exclusive use;
- (f) suitable facilities are provided for residents to meet, in private, with any person authorised by the appropriate office of the National Assembly;
- (g) there are provided at appropriate places in the premises sufficient numbers of lavatories, and of wash-basins, baths and showers fitted with a hot and cold water supply;
- (h) the premises are equipped with what is reasonably necessary, and adapted as necessary, in order to meet the needs arising from the disability of any disabled resident;
- (i) suitable facilities are provided for private study for any resident requiring them;
- (j) external grounds which are suitable for, and safe for use by, residents are provided and appropriately maintained;
- (k) adequate ventilation, heating and lighting is provided in all parts of the residential family centre which are used by residents.

(3) The registered person must provide for persons working at the residential family centre —

- (a) suitable facilities and accommodation, other than sleeping accommodation, including —
  - (i) facilities for the purpose of changing;
  - (ii) storage facilities;

- (b) sleeping accommodation where the provision of such accommodation is needed for persons working at the residential family centre in connection with their work.

### **Fire Precautions**

**22.—(1)** The registered person must after consultation with the fire authority —

- (a) take adequate precautions against the risk of fire, including the provision of suitable fire equipment,
- (b) provide adequate means of escape,
- (c) 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 residential family centre 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;
- (d) make arrangements for persons working at the residential family centre to receive suitable training in fire prevention; and
- (e) ensure, by means of fire drills and practices at suitable intervals, that the persons working at the residential family centre and, so far as practicable, residents, are aware of the procedure to be followed in case of fire, including the procedure for saving life.

(2) In this regulation, “fire authority” means the authority discharging in the area in which a residential family centre is situated, the function of fire authority under the Fire Services Act 1947(1)