
STATUTORY RULES OF NORTHERN IRELAND

2005 No. 160

The Nursing Homes Regulations (Northern Ireland) 2005

PART IV

PREMISES

Fitness of premises

27.—(1) Subject to regulation 3(3), the registered person shall not use the premises for the purposes of a nursing 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 patients, ensure that –

- (a) the physical design and layout of the premises to be used as the nursing home meets the needs of the patients;
- (b) the premises to be used as the nursing home are of sound construction and kept in a good state of repair externally and internally;
- (c) equipment provided at the nursing home for use by patients 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 nursing home are kept clean and reasonably decorated;
- (e) adequate private and communal accommodation is provided for patients;
- (f) the size and layout of rooms occupied or used by patients are suitable for their needs;
- (g) there is adequate seating, recreational and dining space provided separately from the patient's private accommodation;
- (h) the communal space provided for patients is suitable for the provision of social, cultural and religious activities appropriate to the circumstances of patients;
- (i) suitable facilities are provided for patients to receive visitors whether in communal areas or in private as the patient 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 nursing home;
- (m) suitable storage facilities are provided for the use of patients;
- (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 patients;
- (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 patients is provided in all parts of the nursing home which are used by patients;
 - (q) the engineering services are maintained in good working order;
 - (r) any vehicle used by the home for transporting patients 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;
 - (ii) storage facilities.
- (4) The registered person shall –
- (a) have in place a current risk written assessment and fire management plan which 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 nursing home and safe placement of patients;
 - (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 nursing 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 nursing home and, so far as practicable, patients, 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 nursing home is situated.