

CARE HOME BRITISH STANDARDS QUICK REFERENCE GUIDE

Statutory Compliance, Engineering Systems & Care Environment Standards

PRIMARY SCOPE: UK Residential & Nursing Care

CQC RELEVANCE: Reg 12 (Safe Care) & Reg 15 (Premises)

ENFORCEMENT: HSE, Local Fire Authority, CQC

TARGET AUDIENCE: Registered Managers & Estates Leads

1. Fire Safety, Detection, Compartmentation & Evacuation

LIFE SAFETY CRITICAL

STANDARD & TITLE	OPERATIONAL SCOPE	KEY BRITISH STANDARD REQUIREMENTS (ONE-LINER FOCUS)	TESTING CYCLE
BS 5839-1:2017 Fire Detection & Alarms	Building detection & call points	Requires Category L1 coverage (automatic detection throughout all rooms/voids) with sounders achieving 75 dB(A) at bedheads for sleeping risk.	WEEKLY Call point 6-MTH BAFE svc
BS 5266-1:2016 Emergency Escape Lighting	Escape routes & plant rooms	Mandates emergency lighting maintaining 1 lux minimum along escape route centerlines with 3-hour battery duration for residential care.	MONTHLY Function ANNUAL 3hr test
BS 7273-4:2015+A1:2021 Door Release Mechanisms	Acoustic/magnetic hold-open devices	Demands Category A actuation (fail-safe release upon alarm, electrical power cut, or wiring fault) to instantly seal fire doors.	WEEKLY Fire drill / test check
BS 5306-8:2012 Selection of Extinguishers	Extinguisher distribution	Calculates extinguisher provisioning based on floor area (Class A travel distance max 30m; Class F wet chemical inside all commercial kitchens).	MONTHLY Visual inspection
BS 5306-3:2017 Maintenance of Extinguishers	Servicing & certification	Requires competent person annual basic service, periodic discharge testing, and immediate replacement of unserviceable units.	ANNUAL Certified technician
BS 9999:2017 / BS 9991 Fire Safety Building Design	Compartmentation & evacuation	Governs progressive horizontal evacuation (PHE), requiring minimum 30-minute fire-resisting sub-compartments on each residential floor.	ANNUAL FRA review
BS 8629:2019+A1:2020 Evacuation Alert Systems	Fire Service alert controls	Defines dedicated manual alert systems used exclusively by the Fire & Rescue Service to control phased evacuation in multi-storey care blocks.	6-MTH Certified inspection

2. Water Safety, Legionella Control & Scald Prevention

HSE L8 / HSG220 ALIGNED

STANDARD & TITLE	OPERATIONAL SCOPE	KEY BRITISH STANDARD REQUIREMENTS (ONE-LINER FOCUS)	TESTING CYCLE
BS 7942:2011 Thermostatic Mixing Valves (TMV)	Scald prevention at outlets	Mandates Type 3 TMVs delivering max 44°C for assisted baths, 41°C for showers/washbasins, and 38°C for bidets with failsafe thermal shut-off <2 sec.	6-MTH Failsafe & temp calibration
BS 8580-1:2019 Legionella Risk Assessment	Water quality & microbiological risk	Provides the standard methodology for assessing Legionellosis risk across domestic water systems, storage tanks, and aerosol-generating plant.	REVIEW Min 2 years or on plant change
BS 8558:2015 Domestic Water Supply Services	Hot & cold distribution systems	Sets thermal regimen: cold water stored & distributed below 20°C (within 2 min); hot water stored at ≥60°C and distributed at ≥50°C (within 1 min).	MONTHLY Sentinel point checks
BS EN 806 (Parts 1-5) Drinking Water Installations	Pipework, hygiene & backflow	Governs installation, materials, sizing, and backflow prevention (air breaks / double-check valves) to protect clinical and domestic potable supplies.	ANNUAL Backflow device test

3. Electrical Safety, Mechanical Plant & Backup Infrastructure

STATUTORY EAW REGS

STANDARD & TITLE	OPERATIONAL SCOPE	KEY BRITISH STANDARD REQUIREMENTS (ONE-LINER FOCUS)	TESTING CYCLE
BS 7671:2018+A3:2024 IET Wiring Regs (18th Ed.)	Fixed electrical installations	Demands maximum 5-year full EICR certification, mandatory 30mA RCDs on socket outlets, and transient overvoltage surge protection (SPDs).	5 YEARS EICR inspection 6-MTH RCD trip test
BS EN 62305 (Parts 1-4) Protection Against Lightning	Structural lightning rods & grounding	Specifies external lightning protection systems (LPS) and surge protective devices to safeguard medical plant and prevent catastrophic fire.	ANNUAL Resistance & continuity check
BS 5410-1 & Part 2 Oil Fired Installations	Standby generators & oil boilers	Governs secondary containment (110% bunding) for fuel tanks, automatic fire valves, fuel quality polishing, and emergency fuel supply security.	MONTHLY Generator run under load
BS 6644:2011 Commercial Gas Boilers	Boilers 70kW to 1.8MW input	Specifies installation, ventilation, gas interlocks, and flue draught requirements for commercial heating and central hot water plant.	ANNUAL Gas Safe service
BS 7593:2019 Heating Water Preparation	Closed-loop central heating	Mandates chemical water treatment, in-line magnetic filtration, and biocidal dosing to preserve boiler longevity and radiators in care homes.	ANNUAL Inhibitor chemical check

Clinical & Estates Note: Electrical installations in clinical treatment rooms or palliative care suites containing patient-connected electromedical equipment must also comply with *Section 710 (Medical Locations)* of **BS 7671**, governing supplementary equipotential bonding and isolated power supplies.

4. Assistive Care Equipment, Medical Beds & Lifting Operations

CQC REG 12 / LOLER

STANDARD & TITLE	OPERATIONAL SCOPE	KEY BRITISH STANDARD REQUIREMENTS (ONE-LINER FOCUS)	TESTING CYCLE
BS EN 60601-2-52:2010+A1 Medical Profiling Beds	Bed frames & integrated side rails	Prescribes precise entrapment prevention dimensions: rail gaps <120mm, rail height ≥220mm above uncompressed mattress, and footboard gaps <60mm.	MONTHLY In-house bedrail audit
BS EN ISO 10535:2021 Hoists for Disabled Persons	Mobile hoists, ceiling tracks, slings	Defines load testing, anti-entanglement design, emergency lowering failsafes, and underpins statutory LOLER 1998 thorough examinations.	6-MTH LOLER inspection PRE-USE Visual check
BS EN 12182:2012 Assistive Products for Disability	Commodes, shower chairs, transfer aids	Specifies ergonomic strength, static/dynamic load tolerances, biocompatibility of skin-contact plastics, and corrosion resistance in wet areas.	ANNUAL Integrity audit
BS EN ISO 21856:2022 General Assistive Devices	Walking frames, positioning cushions	Regulates pinch point elimination, flammability of support surfaces, cleaning/disinfection resistance, and clinical weight rating verification.	QUARTERLY Asset review

5. Inclusive Environments, Accessibility & Dementia-Friendly Design

EQUALITY ACT & CQC REG 15

STANDARD & TITLE	OPERATIONAL SCOPE	KEY BRITISH STANDARD REQUIREMENTS (ONE-LINER FOCUS)	TESTING CYCLE
BS 8300-2:2018 Accessible Built Environment	Circulation, doorways & sanitary spaces	Specifies minimum 1500mm corridor passing widths, maximum 30N door opening force, ramp gradients (1:15 to 1:20), and accessible ensuite layouts.	ANNUAL Estates access audit
BS 8493:2008+A1:2010 Light Reflectance Value (LRV)	Visual contrast for walls, floors & doors	Mandates a minimum 30-point LRV contrast difference between critical surfaces (door frames vs walls, handrails vs background) to assist dementia vision.	PROJECT Pre-refurb review
BS EN 17210:2021 Accessibility in Built Environment	Sensory navigation & wayfinding	Defines functional criteria for barrier-free environments, non-glare flooring finishes, sensory signage, and acoustic dampening to avoid confusion.	ANNUAL Quality audit

6. Nurse Call, Resident Telecare & Security Communications

RESIDENT SAFEGUARDING

STANDARD & TITLE	OPERATIONAL SCOPE	KEY BRITISH STANDARD REQUIREMENTS (ONE-LINER FOCUS)	TESTING CYCLE
BS EN 50134 (Parts 1-7) Social Alarm Systems	Nurse call, wearable pendants & sensors	Governs system integrity, continuous line-fault monitoring, minimum 24-hour battery reserve on main controllers, and wireless pendant signal reliability.	MONTHLY Full call-point test
BS 5839-9:2021 Emergency Voice Communications	Disabled refuge intercoms	Mandates bidirectional, fire-resistant hands-free voice communication from refuge points directly to the ground-floor fire control center.	WEEKLY Speech clarity check
BS 8591:2014 Alarm Receiving Centres (ARC)	Remote monitoring transmission	Specifies operational response speed, dual-path signal transmission, and power backup when fire or panic alarms route to external control centres.	ANNUAL Contract & SLA audit

7. Statutory Alignment & Regulatory Inspection Matrix

AUDIT VERIFICATION

BRITISH STANDARD DOMAIN	PRIMARY ENFORCING REGULATION	CQC ASSESSMENT FRAMEWORK	MANDATORY DOCUMENTATION REQUIRED ON FILE
Fire Systems (BS 5839, 5266, 7273)	Regulatory Reform (Fire Safety) Order 2005	Safe: <i>Infection control & environmental safety</i>	Valid Fire Risk Assessment (FRA), weekly alarm log, 6-monthly BAFE cert, annual emergency light discharge log.
Water & Scalding (BS 7942, 8580, 8558)	HSE ACoP L8 / HSG220 / Reg 12	Safe: <i>Safe environments & harm prevention</i>	Legionella Risk Assessment, monthly sentinel temperature logs, 6-monthly TMV calibration & failsafe logs.
Fixed Electrical (BS 7671)	Electricity at Work Regulations 1989	Well-Led: <i>Governance & environmental safety</i>	5-Year EICR Certificate, evidence of zero unaddressed C1/C2 defects, annual portable appliance testing (PAT) records.
Lifting & Beds (BS EN 60601-2-52, 10535)	LOLER 1998 & PUWER 1998 / Reg 15	Safe & Effective: <i>Safe equipment use</i>	6-Monthly LOLER Thorough Examination certificates, hoist sling condition logs, monthly bedrail dimensional audits.
Inclusive Design (BS 8300, 8493)	Equality Act 2010 / Building Regs Part M	Responsive: <i>Person-centred physical environment</i>	Estates Accessibility Plan, LRV color contrast specification, corridor clear-width compliance documentation.