

Statutory Premises Standards

The new Premises Costs Directions, issued by NHS England in April 2013, outline a number of statutory premises standards that GP surgeries must comply with by law.

Here's an overview to ensure that your practice is on the right track:

Health and Safety at Work Act 1974

Surgeries have a duty to ensure that the health, safety and welfare of employees are protected. This includes sufficient premises maintenance, ensuring any access and exits are in a safe condition, and the provision of adequate facilities.

Equality Act 2010 (DDA)

GP practices must be accessible for all patients (including those in wheelchairs) with adequate space for movement around the premises, and sufficient sound and visual systems for the hard of hearing and visually impaired.

Regulatory Reform Order 2005 (Fire Safety)

All GP practices must have regular fire risk assessments and fire management plans with particular reference to the safety of exits from the premises (Building Regulations 2010).

Control of Substances Hazardous to Health Regulations 2002

'Substances Hazardous to Health' may include chemicals, fumes, dusts, vapours or germs such as legionella. Practices should ask a specialist to assess the risks of such substances and produce a management plan accordingly.

Testing of Electrical Appliances

GP practices should carry out regular PAT testing (Portable Appliance Testing) on electrical appliances and equipment to ensure they are safe to use.

Control of Asbestos Regulations 2012

Surgeries have a duty to protect anyone using or working in the premises from asbestos. A specialist can establish whether asbestos is present at your premises and, if so, develop a management plan to ensure that the risks are minimised.

Testing of Gas Appliances

When gas appliances are not installed or maintained correctly, there is a risk that carbon monoxide may be released into the air. You should have your gas appliances tested every 12 months by a specialist who is registered with the Gas Safe Register.

In addition to the statutory standards set out in the Premises Costs Directions 2013, practices must:

- Display an **Energy Certificate** (if the premises is over 500 sq m)
- Have an **Energy Performance Certificate** if any of the premises is leased to another provider or prior to selling

GP Surveyors can help you comply with statutory standards and the guidelines issued by the CQC.

