



The Regulation and
Quality Improvement
Authority

**THE REGULATION AND QUALITY IMPROVEMENT
AUTHORITY**

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ANNOUNCED ESTATES INSPECTION

Inspection No: IN016749
Establishment ID No: 1329
Name of Establishment: Mountview Residential Care Home
Date of Inspection: 11 December 2014
Inspector's Name: Raymond Sayers

1.0 GENERAL INFORMATION

Name of Home:	Mountview Residential Care Home
Address:	19 Rocktown lane Knockloughrim Magherafelt BT45 8QF
Telephone Number:	(028) 79642382
Registered Organisation/Provider:	Mr Ciaran Maynes
Registered Manager:	Mr Ciaran Maynes
Person in Charge of the Home at the time of Inspection:	Mr Ciaran Maynes
Type of establishment:	Residential Home
Number of Registered Places:	9
Date and time of inspection:	11 December 2014 from 10.30 – 12.30hrs
Date of previous estates inspection:	21 December 2011
Name of Inspector:	Raymond Sayers

2.0 INTRODUCTION

The Regulation and Quality Improvement Authority (RQIA) is empowered under The Health and Personal Social Services (Quality, Improvement and Regulation) (Northern Ireland) Order 2003 to inspect residential care homes.

This is a report of an announced inspection to assess the quality of the premises and grounds in which the service is being provided including the upkeep of the building and engineering services and equipment. The report details the extent to which the standards measured during inspection were met.

3.0 PURPOSE OF THE INSPECTION

The purpose of this inspection was to consider whether the premises and grounds were safe, well maintained and remain suitable for their stated purpose in compliance with legislative requirements and current minimum standards. This was achieved through a process of evaluation of available evidence.

The Regulation and Quality Improvement Authority aims to use inspection to support providers in improving the quality of services, rather than only seeking compliance with regulations and standards.

The aims of the inspection were to examine the estates related policies, practices and monitoring arrangements for the provision of Residential Care homes, and to determine the provider's compliance with the following:

- The HPSS (Quality, Improvement and Regulation) (Northern Ireland) Order 2003;
- The Residential Care Homes Regulations (Northern Ireland) 2005;
- Residential Care Homes Minimum Standards (DHSSPS, 2011).

Other published standards which guide best practice may also be referenced during the Inspection process.

4.0 METHODS/PROCESS

Specific methods/processes used in this inspection include the following:

- Discussion with Mr Ciaran Maynes;
- Examination of records;
- Inspection of the home internally and externally. Residents' private bedrooms were only inspected when unoccupied and permission was granted;
- Evaluation and feedback.

Any other information received by RQIA about this regulated establishment has also been considered by the Inspector in preparing for this inspection.

5.0 CONSULTATION PROCESS

During the course of the inspection, the Inspector spoke to Mr Ciaran Maynes.

6.0 INSPECTION FOCUS

The inspection sought to establish the level of compliance achieved with respect to the following DHSSPS Residential Care Homes Minimum Standards and to assess progress with the issues raised during and since the previous inspection:

Standards inspected:

- Standard 27 - Premises and grounds;
- Standard 28 - Safe and healthy working practices;
- Standard 29 - Fire Safety.

7.0 PROFILE OF SERVICE

Mountview Residential Care Home is located in a rural area near to the village of Knockloughrim. The accommodation for nine adults is provided in a single storey detached bungalow.

8.0 SUMMARY

Following the Estates Inspection of Mountview on 11 December 2014 improvements are required to comply with the Residential Care Homes Regulations (Northern Ireland) 2005 and the criteria outlined in the following standard:

- Standard 29 - Fire Safety.

The inspection resulted in one requirement listed in the quality improvement plan appended to this report.

The building is well maintained and decorated to a high standard. Building services are routinely tested in compliance with good practice, although the fire detection and alarm system BS5839 test/inspection is now overdue.

The Estates Inspector would like to acknowledge the assistance of Mr Ciaran Maynes during the inspection process.

9.0 INSPECTOR'S FINDINGS

9.1 Recommendations and requirements from previous inspection

It is noted that no issues were raised in the report of the previous estates inspection on 21 December 2011.

9.2 Standard 27 - Premises and grounds - *The premises and grounds are safe, well maintained and remain suitable for their stated purpose*

9.2.1 There was evidence of maintenance activity and the home was well decorated. Maintenance procedures for the building and engineering services are implemented in accordance with good practice; no issues were noted as requiring corrective/improvement works with regards to this standard.

9.3 Standard 28 - Safe and healthy working practices - *The home is maintained in a safe manner*

9.3.1 Safe and healthy working practices are evident in the home, and no issues have been identified as requiring corrective/improvement works with regards to this standard.

9.3.2 The Periodic Inspection Report, IPN2/0379450, for the electrical installation was completed on 16 April 2012, and is valid for three years.

9.3.3 The hot and cold water distribution and storage system was chlorinated on 9 September 2014.

9.4 Standard 29: Fire safety - *Fire safety precautions are in place that reduce the risk of fire and protect residents, staff and visitors in the event of fire.*

9.4.1 Fire Safety procedures are implemented in the home, a fire risk assessment was completed by an accredited fire risk assessor on 22 July 2014; maintenance engineer service records were available for examination. Issues requiring corrective action by the registered person are detailed in report paragraph 6.4.3 and the section of the attached quality improvement plan titled '**Standard 36: Fire safety**'.

9.4.2 The fire risk assessment was completed by Mr John Gurney on 22 July 2014; risk was evaluated as trivial.

9.4.3 The BS5839 fire detection and alarm system was last inspected/tested by a competent engineer on 25 March 2014; the maximum permitted period between successive BS5839 inspection/tests is six months, and is subject to competent person risk assessment.
(Reference: Quality Improvement Plan Item 1)

10.0 QUALITY IMPROVEMENT PLAN

The details of the Quality Improvement Plan appended to this report were discussed with Mr Ciaran Maynes during of the inspection process.

The timescales commence from the date of inspection.

Requirements are based on The HPSS (Quality, Improvement and Regulation) (Northern Ireland) Order 2003 and The Residential Homes Regulations (Northern Ireland) 2005 and must be met.

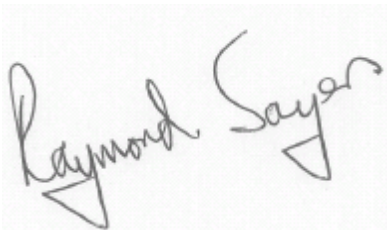
Recommendations are based on the Department of Health, Social Services and Public Safety's minimum standards for registration and inspection, promote current good practice and should be considered by the management of the home to improve the quality of life experienced by residents.

The registered provider is required to record comments on the quality improvement plan.

11.0 Enquiries

Enquiries relating to this report should be addressed to:

**Regulation and Quality Improvement Authority
9th Floor
Riverside Tower
5 Lanyon Place
BELFAST
BT1 3BT**

A handwritten signature in black ink that reads "Raymond Sayers". The signature is written in a cursive style with a large 'R' and 'S'.

**Raymond Sayers
Estates Inspector**

30 December 2014
Date



The Regulation and
Quality Improvement
Authority

Quality Improvement Plan

Announced Estates Inspection

Mountview Residential Home: ID Number 1329

11 December 2014

QIP Position Based on Comments from Registered Persons (for RQIA use only)		QIP Closed		Estates Officer	Date
		Yes	No		
A.	All items confirmed as addressed.				
B.	All items either confirmed as addressed or arrangements confirmed to address within stated timescales.	✓	✓	<i>R. Gannon</i>	8/JAN 2015
C.	Clarification or follow up required on some items.				

NOTES:

The details of the quality improvement plan were discussed with Mr Ciaran Maynes during the inspection process.

The timescales commence from the date of inspection.

Requirements are based on The HPSS (Quality, Improvement and Regulation) (Northern Ireland) Order 2003 and The Residential Homes Regulations (Northern Ireland) 2005 and must be met.

Recommendations are based on the Department of Health, Social Services and Public Safety's minimum standards for registration and inspection, promote current good practice and should be considered by the management of the residential home to improve the quality of life experienced by residents.

The registered provider is required to record comments on the quality improvement plan.

The quality improvement plan is to be signed below by the registered provider and registered manager and returned to:

The Regulation and Quality Improvement Authority
9th Floor Riverside Tower
5 Lanyon Place
BELFAST
BT1 3BT

SIGNED: Ciaran Maynes

NAME: CIARAN MAYNES
(print) REGISTERED PROVIDER

DATE: 06/01/15

SIGNED: Ciaran Maynes

NAME: CIARAN MAYNES
(print) REGISTERED MANAGER

DATE: 10/1/15

Announced Estates Inspection to Mountview Residential Home on 11 December 2014

Standard 29 - Fire Safety

The following requirements and recommendations should be noted for action in relation to Standard 29 - Fire Safety

Item	Regulation Reference	Requirements	Timescale	Details Of Action Taken By Registered Person (s)
1	Regulations 27.(4)(d)(i),(ii),(iv) & (v)	Submit verification that the fire detection and alarm system is maintained effectively at intervals compliant with BS5839. (Reference: Report paragraph 9.4.3)	8 Weeks	As discussed with Mr. Sayers at the inspection, we are awaiting BS5839 Test/inspections from an electrical contractor & it will be provided within the timescale required.

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Assurance, Challenge and Improvement in Health and Social Care