

IPAS/IPPS

Independent Inspection Report

for Self Catering Accommodation

<u>Centre:</u>	Griffin House, Limerick
<u>Inspector:</u>	Shane MacLoughlin
<u>Date of Inspection:</u>	25/10/22

Centre Details

Name and address of Centre	Griffin House, Lwr Gerald Griffin st., Limerick City.
Contractor	Double Property Group
Manager	Jamie Groome
Contact Name	Duty Manager
Telephone Number	089 6120487
Capacity per MOA (current capacity)	63 (67)
Type of occupancy	Families
Health Board Area	Limerick
Community Welfare Officer name	unknown
Environmental Health Officer name	N/A

Inspector Details

Name of Inspector	Shane Mac Loughlin
Date of Inspection	25/10/22
Time of Arrival and Departure	Arrival: 15.00 / Depart: 17.00

Documents to Collect

Guest Register	Obtained current register
Safety Statement	Viewed
Other	

Documents to View

Fire Register	Reviewed.
House Rules	Reviewed.
Code of Practice	Reviewed.
Child Protection training certs	Reviewed.
Other	

List of issues noted in previous inspection:

Issue	Progress to date
Apartments / Maintenance Apt 1 Toilet sink dripping Apt 13 Cooker hood needs repair Apt 12 Kitchen Tap leaking	All resolved

Reception

Was a receptionist on duty on arrival?	n/a
Was a manager on duty on arrival?	Yes
List the staff on the premises during the period of the inspection: Both centre managers and housekeeping staff member.	
Is 24 hour supervision provided?	Yes
List the staff providing this supervision: Night Security	

Is each resident issued with a key for his/her bedroom?	N/A – as self catering each resident is provided with own apartment/house keys
Is each resident issued with a key for his/her apartment?	Yes.
Is each resident issued with a key for main entrance door?	yes.

Is a list of emergency numbers available in the manager's office?	Yes, posted in Manager's office.
Are first aid kits available at the centre? <i>Specify location</i>	n/a

What procedures are in place to allow residents to receive visitors?	Visitors allowed into Apartment complex
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Are staff aware of the Code of Practice (governing staff conduct) & how are they made aware?	All staff have signed acknowledgement declaration.
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**A copy of the agency's "Code of Practice for persons working in accommodation centres" can be obtained from IPAS/IPPS*

Does the centre have a safety statement?	Yes. Safety Statement up to date.
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Any further comments on the reception area/facilities:

House Rules

How are residents informed and made aware of the House Rules?
--

IPAS/IPPS Rules and Procedures booklet provided to each resident upon their initial arrival to the centre.
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Is a copy of the House Rules on display? <i>Specify location</i>

Yes, posted on two notice boards within the main reception building.
--

Did you make sure that IPAS/IPPS House Rules and Procedures are displayed at the centre?

Yes posted within block facilities.

Do notices displayed at the centre accurately reflect the information contained in the House Rules?
--

Yes

Comments: i.e. Child protection signage, no smoking signage in place.
--

Fire Safety

Is the Fire Safety Register the one provided by IPAS/IPPS? <i>A copy can be obtained from IPAS/IPPS</i>	IPAS/IPPS fire safety register in place.
Name of the local Fire Officer and fire station	Limerick Fire Station
Is the “Means of Escape” Inspection Schedule up to date? <i>Specify interval inspections are recorded – weekly/daily</i>	Checked daily by maintenance but recorded weekly in inspection schedule.
Date of last inspection	20/10/22

- *If required remind Manager that fire escape inspection should be recorded at least weekly*

Is the “Fire Detection & Alarm System” Inspection Schedule up to date? <i>Specify interval inspections are recorded</i>	Yes
Date of last inspection	3/2/22 Annual Service

Is the “Fire Fighting Equipment” Inspection Schedule up to date? <i>Specify interval inspections are recorded</i>	Checked weekly internally
Date of last inspection	16/8/22 by LIR Fire

Date and Time of last Fire Drill	31/7/22
Number evacuated & time taken	Full evacuation no issues
Comments/Problems noted (if any):	

- *If required remind Manager that fire drills should be held at least twice a year*

Where are the Fire Assembly Points located?	Front of Apartment complex
Are they marked?	Yes
Are staff aware of the locations?	Yes
Which staff are trained in fire evacuation procedures and by whom?	All residents and cleaners/maintenance staff
Is evidence of training available for inspection?	Yes staff trained

Is there a fire alarm system in place?	Yes
Are there smoke alarms throughout the premises, inc bedrooms?	Yes
Are all smoke alarms linked back to a central control panel?	Yes
Are there designated “No Smoking” areas? <i>Include locations</i>	Smoking only permitted outside areas.

During inspection please pay attention to fire exits, emergency lighting and fire notices:

Are fire exits clear from obstruction?	Yes
Are they unlocked?	Yes
Comments:	

Are fire exits clearly posted throughout the building?	Yes, posted on all floors.
Are fire evacuation instructions clearly displayed in the centre?	Yes, posted in all rooms.

Are fire extinguishers clearly visible?	Yes
Is there an emergency lighting system in place?	Yes

Staff Health and Safety

Are there specific written procedures, eg for dealing with violent behaviour?*	Yes outlined within Emergency Response Procedure.
Are there general rules for areas such as manual handling?*	Safety Safety Statement deals with manual handling.
Is there an accident reporting procedure?*	Yes, outlined in Safety Statement.
Is there regular correspondence with staff?*	Yes, staff meetings conducted on a monthly basis.
Are there any training records for staff?*	Child protection training complete by all staff
What supervisory structure is in place?	General Manager supervises management of centre.

**include details where applicable*

Staff Facilities

Staff Facilities:

Are designated staff facilities provided?	Yes.
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If no:

What facilities are in place?	All in
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If yes:

Comment on cleanliness and suitability of facilities provided	Well maintained
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Communal Rooms / Indoor Facilities

Are there any communal rooms/facilities provided (details)?	No
Comment on condition of communal rooms (if any)	N/A
Are there any communal facilities provided (give details) – eg games / tv / library etc	No.

Outdoor Grounds / Facilities

- *Conduct a tour of the grounds:*

Does the exterior of the centre require painting?	No.
Are the grounds maintained in good order?	City centre location.
Are there any facilities available for children outdoors? (give details)	No

Comments on outdoor grounds/facilities:
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City Centre location.

Laundry Facilities

Does the centre have a laundry room?	No.
If no, what service is provided?	Each Apartment fitted with own washer/dryer facility.

If yes:

	Type (industrial/domestic)	Number
Washing Machines	Each Apartment fitted with own washer/dryer facility.	
Dryers		
Are all machines in working order? yes		

Representations

If you were approached by any residents while in the centre please outline the details below:

-none

If you were approached by any members of staff while in the centre please outline the details below:

none

Cleaning

Who cleans the apartments?	Residents.
Who cleans the communal areas/corridors?	Maintenance team
How often are apartments inspected by centre staff?	Weekly on a Friday
What arrangements are in place if apartments not sufficiently cleaned by residents?	Discussion between Management and residents as to cleaning requirements. If consistent verbal warnings provided, a written warning is given. IPAS/IPPS contacted if still persists.

Heating

What type of heating is used in the centre?	All apartments/houses have their own heating controls
Has the issue of heating been discussed with residents?	No issue raised.
Is the heating timed? If so, specify the “on” times	No.

Corridors/Stairways

Please note any cleaning/décor issues relating to corridors/stairs below:

Location/Area:	Comment:
all	Very clean and well maintained

Apartments/Bedrooms

- All apartments must be inspected, whether occupied or not.
- In each apartment: Look for the fire evacuation notice
 Is smoke alarm in place & operational
 Check heating – is it working
 Check for dampness in bathroom
 Check decorative order
 Check cleanliness
 Check occupancy against current week's register

Apartment Inspection

No:1					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments	Toilet sink leaking				

No:2					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 3					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
3	4	Yes	Yes	Yes	Yes

Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.
Cleanliness	Satisfactory
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.
Other Comments	

No: 4					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 6					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
3	6	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 14					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 8					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
3	5	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 9					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 10					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 11					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	3	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 12					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	5	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments	Kitchen tap leaking				

No: 13					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments	Cooker hood needs repair				

No: 15					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	5	Yes	Yes	Yes	Yes

Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.
Cleanliness	Satisfactory
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.
Other Comments	

No: 5					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

Summary Sheet

Name of Centre:	Griffin House Limerick
Address:	Lwr Gerald Griffin St., Limerick
Proprietor :	Double property group
Manager:	Jamie Groome
Contact Name:	Jamie Groome
Capacity Per MOA (Current Occupancy):	63 (67)
Date of Inspection:	25/10/22

Fire Issue –
Mattress left in stairwell of Block 1

Room issues
None

IPAS/IPPS

Independent Inspection Report

for Self Catering Accommodation

<u>Centre:</u>	Griffin House, Limerick
<u>Inspector:</u>	Shane MacLoughlin
<u>Date of Inspection:</u>	10/6/22

Centre Details

Name and address of Centre	Griffin House, Lwr Gerald Griffin st., Limerick City.
Contractor	Double Property Group
Manager	Jamie Groome
Contact Name	Duty Manager
Telephone Number	089 6120487
Capacity per MOA (current capacity)	63 (68)
Type of occupancy	Families
Health Board Area	Limerick
Community Welfare Officer name	unknown
Environmental Health Officer name	N/A

Inspector Details

Name of Inspector	Shane Mac Loughlin
Date of Inspection	10/6/22
Time of Arrival and Departure	Arrival: 15.00 / Depart: 17.00

Documents to Collect

Guest Register	Obtained current register
Safety Statement	Viewed
Other	

Documents to View

Fire Register	Reviewed.
House Rules	Reviewed.
Code of Practice	Reviewed.
Child Protection training certs	Reviewed.
Other	

List of issues noted in previous inspection:

Issue	Progress to date
Electrical services cabinet on ground floor of Building 1 (beside lift/stairwell) is left open. Window restrictors in apartments 13,3 and 5 were disabled.	All resolved

Reception

Was a receptionist on duty on arrival?	n/a
Was a manager on duty on arrival?	Yes
List the staff on the premises during the period of the inspection: Both centre managers and housekeeping staff member.	
Is 24 hour supervision provided?	Yes
List the staff providing this supervision: Night Security	

Is each resident issued with a key for his/her bedroom?	N/A – as self catering each resident is provided with own apartment/house keys
Is each resident issued with a key for his/her apartment?	Yes.
Is each resident issued with a key for main entrance door?	yes.

Is a list of emergency numbers available in the manager's office?	Yes, posted in Manager's office.
Are first aid kits available at the centre? <i>Specify location</i>	n/a

What procedures are in place to allow residents to receive visitors?	Visitors allowed into Apartment complex
---	---

Are staff aware of the Code of Practice (governing staff conduct) & how are they made aware?	All staff have signed acknowledgement declaration.
---	--

**A copy of the agency's "Code of Practice for persons working in accommodation centres" can be obtained from IPAS/IPPS*

Does the centre have a safety statement?	Yes. Safety Statement up to date.
---	-----------------------------------

Any further comments on the reception area/facilities:

House Rules

How are residents informed and made aware of the House Rules?
--

IPAS/IPPS Rules and Procedures booklet provided to each resident upon their initial arrival to the centre.
--

Is a copy of the House Rules on display? <i>Specify location</i>

Yes, posted on two notice boards within the main reception building.
--

Did you make sure that IPAS/IPPS House Rules and Procedures are displayed at the centre?

Yes posted within block facilities.

Do notices displayed at the centre accurately reflect the information contained in the House Rules?
--

Yes

Comments: i.e. Child protection signage, no smoking signage in place.
--

Fire Safety

Is the Fire Safety Register the one provided by IPAS/IPPS? <i>A copy can be obtained from IPAS/IPPS</i>	IPAS/IPPS fire safety register in place.
Name of the local Fire Officer and fire station	Limerick Fire Station
Is the “Means of Escape” Inspection Schedule up to date? <i>Specify interval inspections are recorded – weekly/daily</i>	Checked daily by maintenance but recorded weekly in inspection schedule.
Date of last inspection	10/6/22

- *If required remind Manager that fire escape inspection should be recorded at least weekly*

Is the “Fire Detection & Alarm System” Inspection Schedule up to date? <i>Specify interval inspections are recorded</i>	Yes
Date of last inspection	3/2/22 Annual Service

Is the “Fire Fighting Equipment” Inspection Schedule up to date? <i>Specify interval inspections are recorded</i>	Checked weekly internally
Date of last inspection	3/2/22 by LIR Fire

Date and Time of last Fire Drill	26/5/22
Number evacuated & time taken	Full evacuation no issues
Comments/Problems noted (if any):	

- *If required remind Manager that fire drills should be held at least twice a year*

Where are the Fire Assembly Points located?	Front of Apartment complex
Are they marked?	Yes
Are staff aware of the locations?	Yes
Which staff are trained in fire evacuation procedures and by whom?	All residents and cleaners/maintenance staff
Is evidence of training available for inspection?	Yes staff trained

Is there a fire alarm system in place?	Yes
Are there smoke alarms throughout the premises, inc bedrooms?	Yes
Are all smoke alarms linked back to a central control panel?	Yes
Are there designated “No Smoking” areas? <i>Include locations</i>	Smoking only permitted outside areas.

During inspection please pay attention to fire exits, emergency lighting and fire notices:

Are fire exits clear from obstruction?	Yes
Are they unlocked?	Yes
Comments:	

Are fire exits clearly posted throughout the building?	Yes, posted on all floors.
Are fire evacuation instructions clearly displayed in the centre?	Yes, posted in all rooms.

Are fire extinguishers clearly visible?	Yes
Is there an emergency lighting system in place?	Yes

Staff Health and Safety

Are there specific written procedures, eg for dealing with violent behaviour?*	Yes outlined within Emergency Response Procedure.
Are there general rules for areas such as manual handling?*	Safety Safety Statement deals with manual handling.
Is there an accident reporting procedure?*	Yes, outlined in Safety Statement.
Is there regular correspondence with staff?*	Yes, staff meetings conducted on a monthly basis.
Are there any training records for staff?*	Child protection training complete by all staff
What supervisory structure is in place?	General Manager supervises management of centre.

**include details where applicable*

Staff Facilities

Staff Facilities:

Are designated staff facilities provided?	Yes.
--	------

If no:

What facilities are in place?	All in
--------------------------------------	--------

If yes:

Comment on cleanliness and suitability of facilities provided	Well maintained
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Communal Rooms / Indoor Facilities

Are there any communal rooms/facilities provided (details)?	No
Comment on condition of communal rooms (if any)	N/A
Are there any communal facilities provided (give details) – eg games / tv / library etc	No.

Outdoor Grounds / Facilities

- *Conduct a tour of the grounds:*

Does the exterior of the centre require painting?	No.
Are the grounds maintained in good order?	City centre location.
Are there any facilities available for children outdoors? (give details)	No

Comments on outdoor grounds/facilities:
--

City Centre location.

Laundry Facilities

Does the centre have a laundry room?	No.
If no, what service is provided?	Each Apartment fitted with own washer/dryer facility.

If yes:

	Type (industrial/domestic)	Number
Washing Machines	Each Apartment fitted with own washer/dryer facility.	
Dryers		
Are all machines in working order? yes		

Representations

If you were approached by any residents while in the centre please outline the details below:

-none

If you were approached by any members of staff while in the centre please outline the details below:

none

Cleaning

Who cleans the apartments?	Residents.
Who cleans the communal areas/corridors?	Maintenance team
How often are apartments inspected by centre staff?	Weekly on a Friday
What arrangements are in place if apartments not sufficiently cleaned by residents?	Discussion between Management and residents as to cleaning requirements. If consistent verbal warnings provided, a written warning is given. IPAS/IPPS contacted if still persists.

Heating

What type of heating is used in the centre?	All apartments/houses have their own heating controls
Has the issue of heating been discussed with residents?	No issue raised.
Is the heating timed? If so, specify the “on” times	No.

Corridors/Stairways

Please note any cleaning/décor issues relating to corridors/stairs below:

Location/Area:	Comment:
all	Very clean and well maintained

Apartments/Bedrooms

- All apartments must be inspected, whether occupied or not.
- In each apartment: Look for the fire evacuation notice
 Is smoke alarm in place & operational
 Check heating – is it working
 Check for dampness in bathroom
 Check decorative order
 Check cleanliness
 Check occupancy against current week's register

Apartment Inspection

No:1					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments	Toilet sink leaking				

No:2					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 3					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
3	4	Yes	Yes	Yes	Yes

Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.
Cleanliness	Satisfactory
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.
Other Comments	

No: 4					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	5	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 6					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
3	6	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 14					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 8					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
3	5	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 9					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 10					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 11					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	3	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

No: 12					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	5	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments	Kitchen tap leaking				

No: 13					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments	Cooker hood needs repair				

No: 15					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	5	Yes	Yes	Yes	Yes

Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.
Cleanliness	Satisfactory
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.
Other Comments	

No: 5					
Number of bedrooms	Occupancy	En-suite / bathrooms	Fire Notice	Heating	Smoke alarm (working)
2	4	Yes	Yes	Yes	Yes
Décor	Painted walls, carpet floors, living room with lounge, television, tables, chairs & wardrobes in bedrooms.				
Cleanliness	Satisfactory				
Kitchen area	Oven, stove top, washer/dryer, microwave and fridge clean and well maintained.				
Other Comments					

Summary Sheet

Name of Centre:	Griffin House Limerick
Address:	Lwr Gerald Griffin St., Limerick
Proprietor :	Double property group
Manager:	Jamie Groome
Contact Name:	Jamie Groome
Capacity Per MOA (Current Occupancy):	63 (68)
Date of Inspection:	10/6/22

No fire issues

Apartments / Maintenance

Apt 1 Toilet sink dripping
Apt 13 Cooker hood needs repair
Apt 12 Kitchen Tap leaking

From: David Lardner (DCEDIY) <David.Lardner@equality.gov.ie>

Sent: Tuesday 29 November 2022 11:20

To: Clodagh Robinson [REDACTED]

Subject: IPPS - Inspection Reports Griffin House Accommodation Centre - Please review and respond

Dear Ms Robinson,

Please find attached PDF copies of the IPPS Independent Inspection Reports from QTS Ltd for Griffin House Accommodation Centre, dated 10/06/2022 and 25/10/2022 which were completed this year.

I would be grateful if you could please review the reports and if there are any comments on the inspection reports which require remediation I would be grateful if you could please revert back to me by email confirming actions taken.

I would be grateful if we could receive your response by Tuesday 13th December 2022

With Kind regards,

David.

David Lardner
International Protection Procurement Services

—
The Department of Children, Equality, Disability, Integration and Youth.
An Roinn Leanaí, Comhionannais, Míchumais, Lánpháirtíochta agus Óige

david.lardner@equality.gov.ie
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<https://www.gov.ie/dcediy>

From: [Clodagh Robinson](#)
To: [David Lardner \(DCEDIY\)](#)
Subject: RE: IPPS - Inspection Reports Griffin House Accommodation Centre - Please review and respond
Date: Thursday 8 December 2022 08:52:37
Attachments: [image001.jpg](#)

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Hi David,

Thank you for the report. Our responses to the open items, all resolved.

Mattress removed from stairwell of Block 1.

Thanks
Clodagh

[Clodagh Robinson](#)
[Financial Controller](#)
[Double Property Group](#)
13 Wellington Quay, Dublin 2

[REDACTED]

[REDACTED]

www.doublepropertygroup.ie

image002.jpg



From: David Lardner (DCEDIY) <David.Lardner@equality.gov.ie>
Sent: Tuesday 29 November 2022 11:20
To: Clodagh Robinson [REDACTED]
Subject: IPPS - Inspection Reports Griffin House Accommodation Centre - Please review and respond

Dear Ms Robinson,

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