

# **IPAS/IPPS**

## **Independent Inspection Report**

*for Self Catering Accommodation*

|                                   |   |
|-----------------------------------|---|
| <b><u>Centre:</u></b>             | Riverside Reception<br>Centre (Borrisokane) |
| <b><u>Inspector:</u></b>          | Shane MacLoughlin                           |
| <b><u>Date of Inspection:</u></b> | 25/10/22                                    |

## **Centre Details**

|  |  |
|--|--|
| <b>Name and address of Centre</b>          | Riverside, Borrisokane , Co. Tipperary |
| <b>Contractor</b>                          | Double Property Group                  |
| <b>Manager</b>                             | Barbara Tynan                          |
| <b>Contact Name</b>                        | Barbara Tynan                          |
| <b>Telephone Number</b>                    | 067 27320                              |
| <b>Capacity per MOA (current capacity)</b> | 107 (95)                               |
| <b>Type of occupancy</b>                   | Families                               |
| <b>Health Board Area</b>                   | Mid West                               |
| <b>Community Welfare Officer name</b>      | unknown                                |
| <b>Environmental Health Officer name</b>   | N/A                                    |

## **Inspector Details**

|                                      |                                 |
|--------------------------------------|---------------------------------|
| <b>Name of Inspector</b>             | Shane Mac Loughlin              |
| <b>Date of Inspection</b>            | 25/10/22                        |
| <b>Time of Arrival and Departure</b> | Arrival: 9.30 / Depart: 11.30pm |

## **Documents to Collect**

|                         |                           |
|-------------------------|---------------------------|
| <b>Guest Register</b>   | Obtained current register |
| <b>Safety Statement</b> | Viewed                    |
| <b>Other</b>            |                           |

## **Documents to View**

|  |           |
|--|-----------|
| <b>Fire Register</b>                   | Reviewed. |
| <b>House Rules</b>                     | Reviewed. |
| <b>Code of Practice</b>                | Reviewed. |
| <b>Child Protection training certs</b> | Reviewed. |
| <b>Other</b>                           |           |

**List of issues noted in previous inspection:**

| Issue  | Progress to date |
|--|------------------|
| Apartment 8 – leak in ceiling (maintenance are aware). | Leak is repaired |

## Reception

|  |     |
|--|-----|
| <b>Was a receptionist on duty on arrival?</b>  | yes |
| <b>Was a manager on duty on arrival?</b>   | Yes |
| <b>List the staff on the premises during the period of the inspection:</b><br>Both centre managers and maintenance . |     |
| <b>Is 24 hour supervision provided?</b>  | Yes |
| <b>List the staff providing this supervision:</b><br>Night Security  |     |

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

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

|   |   |
|---|---|
| <b>What procedures are in place to allow residents to receive visitors?</b> | Visitors allowed into Apartment complex |
|---|---|

|   |  |
|---|--|
| <b>Are staff aware of the Code of Practice (governing staff conduct) &amp; how are they made aware?</b> | 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*

|   |                                   |
|---|-----------------------------------|
| <b>Does the centre have a safety statement?</b> | Yes. Safety Statement up to date. |
|---|-----------------------------------|

|   |
|---|
| <b>Any further comments on the reception area/facilities:</b> |
|---|

# House Rules

|  |
|--|
| <b>How are residents informed and made aware of the House Rules?</b> |
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|  |
|--|
| IPAS/IPPS Rules and Procedures booklet provided to each resident upon their initial arrival to the centre. |
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|   |
|---|
| <b>Is a copy of the House Rules on display?</b> <i>Specify location</i> |
|---|

|  |
|--|
| Yes, posted on two notice boards within the main reception building. |
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|   |
|---|
| <b>Did you make sure that IPAS/IPPS House Rules and Procedures are displayed at the centre?</b> |
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|                                     |
|-------------------------------------|
| Yes posted within block facilities. |
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|--|
| <b>Do notices displayed at the centre accurately reflect the information contained in the House Rules?</b> |
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|     |
|-----|
| Yes |
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|--|
| <b>Comments:</b> i.e. Child protection signage, no smoking signage in place. |
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## Fire Safety

|   |  |
|---|--|
| <b>Is the Fire Safety Register the one provided by IPAS/IPPS? <i>A copy can be obtained from IPAS/IPPS</i></b>                  | IPAS/IPPS fire safety register in place.                                 |
| <b>Name of the local Fire Officer and fire station</b>  | Borrisokane Fire Station   |
| <b>Is the “Means of Escape” Inspection Schedule up to date? <i>Specify interval inspections are recorded – weekly/daily</i></b> | Checked daily by maintenance but recorded weekly in inspection schedule. |
| <b>Date of last inspection</b>  | 24/10/22   |

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

|  |          |
|--|----------|
| <b>Is the “Fire Detection &amp; Alarm System” Inspection Schedule up to date? <i>Specify interval inspections are recorded</i></b> | Yes      |
| <b>Date of last inspection</b>   | 24/10/22 |

|  |                 |
|--|-----------------|
| <b>Is the “Fire Fighting Equipment” Inspection Schedule up to date? <i>Specify interval inspections are recorded</i></b> | Checked weekly  |
| <b>Date of last inspection</b>   | 7/6/22 serviced |

|  |  |
|--|--|
| <b>Date and Time of last Fire Drill</b>  | 28/7/22  |
| <b>Number evacuated &amp; time taken</b> | Full evacuation no issues – actual fire occurred on balcony of Aot9 & 13 from barbeque |
| <b>Comments/Problems noted (if any):</b> |  |

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

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

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

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

|   |     |
|---|-----|
| <b>Are fire exits clear from obstruction?</b> | Yes |
| <b>Are they unlocked?</b>                     | Yes |
| <b>Comments:</b>                              |     |

|  |                            |
|--|----------------------------|
| <b>Are fire exits clearly posted throughout the building?</b>            | Yes, posted on all floors. |
| <b>Are fire evacuation instructions clearly displayed in the centre?</b> | Yes, posted in all rooms.  |

|  |     |
|--|-----|
| <b>Are fire extinguishers clearly visible?</b>         | Yes |
| <b>Is there an emergency lighting system in place?</b> | Yes |

## **Staff Health and Safety**

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

*\*include details where applicable*

## **Staff Facilities**

### **Staff Facilities:**

|  |      |
|--|------|
| <b>Are designated staff facilities provided?</b> | Yes. |
|--|------|

***If no:***

|                                      |   |
|--------------------------------------|---|
| <b>What facilities are in place?</b> | Reception, restrooms and canteen in main office |
|--------------------------------------|---|

***If yes:***

|  |                 |
|--|-----------------|
| <b>Comment on cleanliness and suitability of facilities provided</b> | Well maintained |
|--|-----------------|

## **Communal Rooms / Indoor Facilities**

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



## **Outdoor Grounds / Facilities**

- *Conduct a tour of the grounds:*

|   |  |
|---|--|
| <b>Does the exterior of the centre require painting?</b>                        | No.  |
| <b>Are the grounds maintained in good order?</b>                                | Yes  |
| <b>Are there any facilities available for children outdoors? (give details)</b> | Yes playground swings to rear of Main Building |

### **Comments on outdoor grounds/facilities:**

Village centre location.

## **Laundry Facilities**

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

**If yes:**

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

## **Representations**

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

no

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

none

## **Cleaning**

|  |   |
|--|---|
| <b>Who cleans the apartments?</b>  | Residents.  |
| <b>Who cleans the communal areas/corridors?</b>  | Maintenance team  |
| <b>How often are apartments inspected by centre staff?</b>                                 | Weekly on a Friday  |
| <b>What arrangements are in place if apartments not sufficiently cleaned by residents?</b> | 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**

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

## **Corridors/Stairways**

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

| <b>Location/Area:</b> | <b>Comment:</b>                |
|-----------------------|--------------------------------|
| <b>all</b>            | 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**

| <b>No:1</b>        |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No:2</b>        |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 3</b>       |           |                      |             |         |                       |
|--------------------|-----------|----------------------|-------------|---------|-----------------------|
| 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 |  |

|                    |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| <b>No: 4</b>       |  |                      |             |         |                       |
| 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     |  |                      |             |         |                       |

|                    |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| <b>No: 5</b>       |  |                      |             |         |                       |
| 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     |  |                      |             |         |                       |

|                    |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| <b>No: 6</b>       |  |                      |             |         |                       |
| 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     |  |                      |             |         |                       |

| <b>No: 7</b>       |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 2                  | 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     |  |                      |             |         |                       |

| <b>No: 8</b>       |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 1                  | 2  | 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     | Leak in ceiling – maintenance have been informed   |                      |             |         |                       |

| <b>No: 9</b>       |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     | Balcony external door needs sealing following repair after smoke damage                                    |                      |             |         |                       |

| <b>No: 10</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     | Leak from apartment 14   |                      |             |         |                       |



| <b>No: 11</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 2                  | 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     |  |                      |             |         |                       |

| <b>No: 12</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 13</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 14</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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 |  |
|----------------|--|

| <b>No: 15</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 4                  | 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     |  |                      |             |         |                       |

| <b>No: 16</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 17</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 4                  | 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     | Upstairs toilet not flushing   |                      |             |         |                       |

| <b>No: 18</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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 |  |
|----------------|--|

|                    |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| <b>No: 19</b>      |  |                      |             |         |                       |
| 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     |  |                      |             |         |                       |

|                    |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| <b>No: 20</b>      |  |                      |             |         |                       |
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 4                  | 8  | 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     |  |                      |             |         |                       |

|                      |
|----------------------|
| <b>Summary Sheet</b> |
|----------------------|

|  |                          |
|--|--------------------------|
| <b>Name of Centre:</b>                       | Riverside                |
| <b>Address:</b>                              | Borrisokane Co Tipperary |
| <b>Proprietor :</b>                          | Double property group    |
| <b>Manager:</b>                              | Barbara Tynan            |
| <b>Contact Name:</b>                         | Barbara Tynan            |
| <b>Capacity Per MOA (Current Occupancy):</b> | 107 (87)                 |
| <b>Date of Inspection:</b>                   | 25/10/22                 |

Apartments:

Leak from apt. 14 into Apt. 10

Apt.17 upstairs toilet not flushing.

Fire issues:

Fire occurred on balcony of apt.9 and 13 on the 28/7/22 from residents using a Barbeque. There was smoke damage and some cosmetic damage. All fire safety systems worked and a full evacuation of building took place. There was no harm to any resident.

There is scaffolding in place and access is open at side. This was brought to the attention of manger on the day.

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# **IPAS/IPPS**

## **Independent Inspection Report**

*for Self Catering Accommodation*

|                                   |   |
|-----------------------------------|---|
| <b><u>Centre:</u></b>             | Riverside Reception<br>Centre (Borrisokane) |
| <b><u>Inspector:</u></b>          | Shane MacLoughlin                           |
| <b><u>Date of Inspection:</u></b> | 11/3/22                                     |

## **Centre Details**

|  |  |
|--|--|
| <b>Name and address of Centre</b>          | Riverside, Borrisokane , Co. Tipperary |
| <b>Contractor</b>                          | Double Property Group                  |
| <b>Manager</b>                             | Barbara Tynan                          |
| <b>Contact Name</b>                        | Barbara Tynan                          |
| <b>Telephone Number</b>                    | 067 27320                              |
| <b>Capacity per MOA (current capacity)</b> | 107 (87)                               |
| <b>Type of occupancy</b>                   | Families                               |
| <b>Health Board Area</b>                   | Mid West                               |
| <b>Community Welfare Officer name</b>      | unknown                                |
| <b>Environmental Health Officer name</b>   | N/A                                    |

## **Inspector Details**

|                                      |                                  |
|--------------------------------------|----------------------------------|
| <b>Name of Inspector</b>             | Shane Mac Loughlin               |
| <b>Date of Inspection</b>            | 11/3/22                          |
| <b>Time of Arrival and Departure</b> | Arrival: 15.30 / Depart: 17.30pm |

## **Documents to Collect**

|                         |                           |
|-------------------------|---------------------------|
| <b>Guest Register</b>   | Obtained current register |
| <b>Safety Statement</b> | Viewed                    |
| <b>Other</b>            |                           |

## **Documents to View**

|  |           |
|--|-----------|
| <b>Fire Register</b>                   | Reviewed. |
| <b>House Rules</b>                     | Reviewed. |
| <b>Code of Practice</b>                | Reviewed. |
| <b>Child Protection training certs</b> | Reviewed. |
| <b>Other</b>                           |           |

**List of issues noted in previous inspection:**

| Issue  | Progress to date |
|--|------------------|
| Apartment 8 – leak in ceiling (maintenance are aware). | Leak is repaired |

## Reception

|  |     |
|--|-----|
| <b>Was a receptionist on duty on arrival?</b>  | yes |
| <b>Was a manager on duty on arrival?</b>   | Yes |
| <b>List the staff on the premises during the period of the inspection:</b><br>Both centre managers and maintenance . |     |
| <b>Is 24 hour supervision provided?</b>  | Yes |
| <b>List the staff providing this supervision:</b><br>Night Security  |     |

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

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

|   |   |
|---|---|
| <b>What procedures are in place to allow residents to receive visitors?</b> | Visitors allowed into Apartment complex |
|---|---|

|   |  |
|---|--|
| <b>Are staff aware of the Code of Practice (governing staff conduct) &amp; how are they made aware?</b> | 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*

|   |                                   |
|---|-----------------------------------|
| <b>Does the centre have a safety statement?</b> | Yes. Safety Statement up to date. |
|---|-----------------------------------|

|   |
|---|
| <b>Any further comments on the reception area/facilities:</b> |
|---|



# House Rules

|  |
|--|
| <b>How are residents informed and made aware of the House Rules?</b> |
|--|

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

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

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

|   |
|---|
| <b>Did you make sure that IPAS/IPPS House Rules and Procedures are displayed at the centre?</b> |
|---|

|                                     |
|-------------------------------------|
| Yes posted within block facilities. |
|-------------------------------------|

|  |
|--|
| <b>Do notices displayed at the centre accurately reflect the information contained in the House Rules?</b> |
|--|

|     |
|-----|
| Yes |
|-----|

|  |
|--|
| <b>Comments:</b> i.e. Child protection signage, no smoking signage in place. |
|--|

## Fire Safety

|  |  |
|--|--|
| <b>Is the Fire Safety Register the one provided by IPAS/IPPS? A copy can be obtained from IPAS/IPPS</b>                  | IPAS/IPPS fire safety register in place.                                 |
| <b>Name of the local Fire Officer and fire station</b>   | Borrisokane Fire Station   |
| <b>Is the “Means of Escape” Inspection Schedule up to date? Specify interval inspections are recorded – weekly/daily</b> | Checked daily by maintenance but recorded weekly in inspection schedule. |
| <b>Date of last inspection</b>   | 9/3/22   |

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

|   |        |
|---|--------|
| <b>Is the “Fire Detection &amp; Alarm System” Inspection Schedule up to date? Specify interval inspections are recorded</b> | Yes    |
| <b>Date of last inspection</b>  | 9/3/22 |

|   |                |
|---|----------------|
| <b>Is the “Fire Fighting Equipment” Inspection Schedule up to date? Specify interval inspections are recorded</b> | Checked weekly |
| <b>Date of last inspection</b>  | 9/3/22         |

|  |                           |
|--|---------------------------|
| <b>Date and Time of last Fire Drill</b>  | 22/7/21                   |
| <b>Number evacuated &amp; time taken</b> | Full evacuation no issues |
| <b>Comments/Problems noted (if any):</b> |                           |

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

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

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

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

|   |     |
|---|-----|
| <b>Are fire exits clear from obstruction?</b> | Yes |
| <b>Are they unlocked?</b>                     | Yes |
| <b>Comments:</b>                              |     |

|  |                            |
|--|----------------------------|
| <b>Are fire exits clearly posted throughout the building?</b>            | Yes, posted on all floors. |
| <b>Are fire evacuation instructions clearly displayed in the centre?</b> | Yes, posted in all rooms.  |

|  |     |
|--|-----|
| <b>Are fire extinguishers clearly visible?</b>         | Yes |
| <b>Is there an emergency lighting system in place?</b> | Yes |

## **Staff Health and Safety**

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

*\*include details where applicable*

## **Staff Facilities**

### **Staff Facilities:**

|  |      |
|--|------|
| <b>Are designated staff facilities provided?</b> | Yes. |
|--|------|

***If no:***

|                                      |   |
|--------------------------------------|---|
| <b>What facilities are in place?</b> | Reception, restrooms and canteen in main office |
|--------------------------------------|---|

***If yes:***

|  |                 |
|--|-----------------|
| <b>Comment on cleanliness and suitability of facilities provided</b> | Well maintained |
|--|-----------------|

## **Communal Rooms / Indoor Facilities**

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

## **Outdoor Grounds / Facilities**

- *Conduct a tour of the grounds:*

|   |  |
|---|--|
| <b>Does the exterior of the centre require painting?</b>                        | No.  |
| <b>Are the grounds maintained in good order?</b>                                | Yes  |
| <b>Are there any facilities available for children outdoors? (give details)</b> | Yes playground swings to rear of Main Building |

### **Comments on outdoor grounds/facilities:**

Village centre location.

## **Laundry Facilities**

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

**If yes:**

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

## **Representations**

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

no

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

none

## **Cleaning**

|  |   |
|--|---|
| <b>Who cleans the apartments?</b>  | Residents.  |
| <b>Who cleans the communal areas/corridors?</b>  | Maintenance team  |
| <b>How often are apartments inspected by centre staff?</b>                                 | Weekly on a Friday  |
| <b>What arrangements are in place if apartments not sufficiently cleaned by residents?</b> | 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**

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



## **Corridors/Stairways**

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

| <b>Location/Area:</b> | <b>Comment:</b>                |
|-----------------------|--------------------------------|
| <b>all</b>            | 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**

| <b>No:1</b>        |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 2                  | 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     |  |                      |             |         |                       |

| <b>No:2</b>        |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 3</b>       |           |                      |             |         |                       |
|--------------------|-----------|----------------------|-------------|---------|-----------------------|
| 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 |  |

|                    |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| <b>No: 4</b>       |  |                      |             |         |                       |
| 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     |  |                      |             |         |                       |

|                    |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| <b>No: 5</b>       |  |                      |             |         |                       |
| 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     |  |                      |             |         |                       |

|                    |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| <b>No: 6</b>       |  |                      |             |         |                       |
| 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     |  |                      |             |         |                       |

| <b>No: 7</b>       |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 8</b>       |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 1                  | 2  | 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     | Leak in ceiling – maintenance have been informed   |                      |             |         |                       |

| <b>No: 9</b>       |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 10</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 11</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 12</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 13</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 14</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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 |  |
|----------------|--|

| <b>No: 15</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 4                  | 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     |  |                      |             |         |                       |

| <b>No: 16</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 17</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 4                  | 0  | 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     |  |                      |             |         |                       |

| <b>No: 18</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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 |  |
|----------------|--|

| <b>No: 19</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| 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     |  |                      |             |         |                       |

| <b>No: 20</b>      |  |                      |             |         |                       |
|--------------------|--|----------------------|-------------|---------|-----------------------|
| Number of bedrooms | Occupancy  | En-suite / bathrooms | Fire Notice | Heating | Smoke alarm (working) |
| 4                  | 8  | 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     |  |                      |             |         |                       |

|                      |
|----------------------|
| <b>Summary Sheet</b> |
|----------------------|

|  |                          |
|--|--------------------------|
| <b>Name of Centre:</b>                       | Riverside                |
| <b>Address:</b>                              | Borrisokane Co Tipperary |
| <b>Proprietor :</b>                          | Double property group    |
| <b>Manager:</b>                              | Barbara Tynan            |
| <b>Contact Name:</b>                         | Barbara Tynan            |
| <b>Capacity Per MOA (Current Occupancy):</b> | 107 (87)                 |
| <b>Date of Inspection:</b>                   | 11/3/22                  |

Apartments:  
No Issues

Fire issues:  
No issues

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**From:** [Clodagh Robinson](#)  
**To:** [David Lardner \(DCEDIY\)](#)  
**Subject:** RE: IPPS - Inspection Reports Riverside Accommodation Centre - Please review and respond  
**Date:** Thursday 8 December 2022 08:51:42  
**Attachments:** [image001.jpg](#)

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Hi David,

Thank you for the report. Our responses to the open items, all resolved.  
Leak from Apt 14 into Apt 10 was caused by an overflow from the newly installed water softners  
this issue was temporarily fixed on 24/10/22 and permanently fixed on 15/11/22.  
Apt 16 the toilet flusher was fixed on 25/10/22.  
Scaffolding has been removed

Kind regards,  
Clodagh

Clodagh Robinson  
Financial Controller  
Double Property Group  
13 Wellington Quay, Dublin 2

[REDACTED]

[REDACTED]

[www.doublepropertygroup.ie](http://www.doublepropertygroup.ie)

image002.jpg



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

**Sent:** Tuesday 29 November 2022 12:06

**To:** [REDACTED]

[REDACTED] Inspection Reports Riverside Accommodation Centre - Please review and respond

Dear Ms Robinson,

Please find attached PDF copies of the IPPS Independent Inspection Reports from QTS Ltd for Riverside Accommodation Centre, dated 11/03/2022 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 13<sup>th</sup> December 2022

With Kind regards,

David.

**David Lardner**  
**International Protection Procurement Services**

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

✉ [david.lardner@equality.gov.ie](mailto:david.lardner@equality.gov.ie)

☎ **+353 (0)1 237 6038**

<https://www.gov.ie/dcedy>