

Inspection Form for International Protection Accommodation Services

EOI & Emergency Contracts

The purpose of this inspection is to ensure that the accommodation provider is providing an accommodation service as contracted.

This template applies to centres on EOI & Emergency contracts.

Items **in yellow** apply to centres where families are present only.

Fill in this page prior to inspection:

Accommodation Service Name (Centre):	Rosemount Lodge
Address:	The Nook, Rosemount Lodge, Letterkenny
Eircode:	F92 R6C2
Contractor (Company):	Brimwood Ltd
Manager:	Michael McGettigan
Contracted Capacity:	31
Profile (e.g. singles/families):	Single Males
Previous issues checked. Note made of any issues that were not addressed.	N/A
Every bedroom on register checked against bedroom list (on residents register)	Yes

Date of Inspection:	01/09/2023
Arrival Time:	14.05
Departure Time:	14.51
Inspector:	Okan Ozseker
IPPS/IPAS/QTS:	IPPS

Previous Inspection

Date of last inspection:	N/A
Last Inspector:	N/A
Last inspection carried out by: IPPS/IPAS or QTS	N/A

Summary of issues from last inspection and confirmation of actions from contractor:

Note to inspector: Please check on this inspection that these items have been addressed.

N/A

Part 1: Fire & Documentation

Request & review the following items:

- Copy of Resident Register on day of inspection. ☒
- Note the occupancy on day of inspection: 31
- Copy of staff list from day of inspection. **Viewed during the inspection.**
- Note the name of person on duty today: Michael McGettigan
- Copy of catering menu from day of inspection (where relevant). **N/A**
- View list of emergency numbers. ☒
- Date of last Environmental Health Officer Inspection (if applicable) N/A
- If there has been any pest control issues, a copy of most recent report. **N/A**

Security

- Is 24 hour supervision provided? ☒
- Is security provided by external company? ☒
- Name of security provider Superior Security
- Does the centre have CCTV? ☒

Fire Register

- Confirm that the centre is using the register as provided by the Department. ☒
- Check the following. Copy the 2 most recent entries under each heading:

Emergency Lighting Inspection Schedule

Date	Inspected by: Company Name/Staff Member (position)	Comments
21/08/23	Edel McGettigan - Secretary	N/A
28/08/23	Secretary	N/A

Fire Alarm & Detection System Inspection Schedule

Date	Inspected by: Company Name/Staff Member (position)	OK? (Y/N)	Defect	Remedial Action Taken (Y/N)	Sign Off (Y/N)
21/08/23	Secretary	Y	N	N	Y
28/08/23	Secretary	Y	N	N	Y

Fire Fighting Equipment Inspection Schedule (Include all fire extinguishers, hose reels and fire blankets.)

Date	Inspected by: Company Name/Staff Member (position)	OK? (Y/N)	Defect	Remedial Action Taken (Y/N)	Sign Off (Y/N)
21/08/23	Secretary	Y	N	N	Y
28/08/23	Secretary	Y	N	N	Y

Fire Exit Doors / Means of Escape Inspection Schedule

Date	Inspected by: Company Name/Staff Member (position)	OK? (Y/N)	Defect	Remedial Action Taken (Y/N)	Sign Off (Y/N)
21/08/23	Secretary	Y	N	N	Y
28/08/23	Secretary	Y	N	N	Y

Fire Drill Procedure Inspection Schedule

Date & Time	Number of staff involved in drill	Number of residents present in centre	Number of residents evacuated	Evacuation time (length of time it took to evacuate)	Comments
08/06/23	2	31	31	5-10 minutes	N/A
04/09/23	2	6	6	5-10 minutes	Most residents were out at time of fire drill. I was notified that this Fire Drill was planned during my inspection. The manager confirmed this Fire Drill took place via email.

Staff Instruction and Training (Fire Safety)

Staff member(s)	Course	Instructor	Duration	Date
Declan McGettigan - Co- Centre Manager	Fire Extinguisher Safety	Shaun O'Donnell	1 hour	5/12/22
Michael McGettigan- Centre Manager	Fire Safety	Paddy Ryan	1 hour	08/06/23

Fire Exits, Emergency Lighting, Smoke Alarms, Fire Notices (check as you are going around)

Are fire exits clear from obstruction?	Y
Are they unlocked?	No. Easy to open
Are fire exits clearly posted throughout the building?	Y
Are all fire doors kept closed?	Y
Are fire evacuation instructions clearly displayed in the centre?	Y
Are fire extinguishers clearly visible?	Y
Is there emergency lighting system in place?	Y
Comments:	N/A

Part 2: Accommodation Units & Communal Facilities

Please note that the setup of the centre can either be own door units or bedrooms with communal facilities (or a mix). In the case of own door units, please check each unit against the bedroom, kitchen facilities, dining and living space requirements.

Reception Area – *(The following are not mandatory for EOI/Emergency Contracts however should be noted as part of the assessment).*

- Reception area has a staff member present. ☒
- First aid kits are available ☒

Posters/information are visible, take note of what can be supplied to provider by IPPS	Present	To be provided
Up to date House Rules – confirm that residents are brought through the house rules on arrival	Y	
IPAS Code of Practice	Y	
Complaint Forms	Y	
Accident/ Incident procedure	Y	
HSE Breastfeeding Posters	N/A	
Designated Liaison Person details (Child Protection)	N/A	
Safety Statement/Child Safety Statement	Y	
Supervision of children notice	N/A	
IOM Voluntary Return Posters		Y
Anti-human trafficking Posters		Y
'No to Violence & Harassment' Posters		Y

- There is a visitor meeting area in the vicinity of the reception where residents can welcome guests. It is clean, functional, fixtures and fittings are in good condition and fit for purpose. ☒
- There is evidence that a visitor sign in and child safety procedure for visitors is in place. ☒
- There is a public toilet in the vicinity of the reception which is open, clean (evidence of a cleaning list in bathroom), soap, hand drying facilities, toilets are functional and fit for purpose. ☒

- Note the heating arrangements.

Note any issues seen in reception area/visitor meeting room/public toilet:

No issues noted.

Note the heating arrangement (for whole centre):

Oil, Central heating – control in each room.

Centre is comfortably heated throughout.

WiFi

- Connect to the WiFi that residents use.
- Check the connection at various points throughout the inspection.
- Ask a few residents if the WiFi connection is sufficient.

Note results of speed tests and locations:

12.2Mbps Download/19.3 Mbps Upload – Kitchen and Living room

Kitchen Facilities for Residents to Cook for themselves *(if Independent Living):*

Can be either communal or within each accommodation unit. Note the set up in this centre:

The kitchen facilities are communal.

- Are the cooking stations clean and functional? ☒
- Are there sufficient cooking utensils? ☒
- Is there a separate cooking station & utensils for halal cooking? **No**
- Check that a food safety management system is in place in fridge/freezers/dry storage areas.
N/A
- Do residents have 24/7 access to a Residents Canteen including sink, microwave, kettle, fridges, hot and cold water, cutlery and crockery? ☒

Note any issues observed in or comments on residents' kitchen:

No issues noted.

Dining Area

Can be either communal or within each accommodation unit.

- The dining area is clean and functional. ☒
- There is sufficient furniture including tables, chairs. ☒
- Availability of high chairs. ☐
- Tea, coffee, drinking water, fruit and snacks available to residents. ☒
- Furniture, fixtures and fittings are in good condition and are fit for use. ☒

Note any issues observed in or comments on the dining area:

No issues noted.

Communal Spaces

These are communal spaces, not used as a bedroom for families. *(Not applicable if centre is completely made up of own-door units).*

Please check the following in each living room:

- Room is exclusively used as a communal space room ☒
- Room is furnished as a living room including TVs & other recreational facilities. ☒
- Furniture, fixtures and fittings are in good condition and are fit for use. ☒

- No CCTV in living rooms. (Even inactive CCTV cameras are not acceptable). ☒

Note any issues observed in or comments on living rooms (note the number of living rooms):

There is CCTV in the living room. CCTV can be turned off for meetings.

Check the following:

- Social space is furnished appropriately, furniture is in good condition and fit for purpose. ☒
- Social space includes TV, computers and other recreational facilities which are functional and available to residents. ☒
- Fixtures and fittings of social space(s) are in good condition. ☒
- There is a clean, functional and appropriately equipped indoor children's play area. ☐
- There is a safe, outdoor, clean outdoor children's play area. ☐

- There is a communal space which has TV & other recreational facilities. These are functional and clean. ☒

Note any issues with or comments on social spaces (including if any of the above spaces are not being provided, and note where additional facilities are being provided):

No issues noted.

Meeting Rooms

Please check the following in each meeting room:

- Minimum of 5 chairs and a table. ☒
- Furniture, fixtures and fittings in good condition. ☒
- Room is bookable by residents. ☒
- Room has a lockable door (from inside) ☒
- No CCTV in the meeting room. (Even inactive CCTV cameras are not acceptable). ☐

Note any issues observed in or comments on meeting rooms:

The living room is also a meeting room. There is CCTV in the living room.

Residents can use meeting room (no CCTV) for meetings of a more sensitive/private nature in Market House if required.

Food Hall if applicable- (Onsite Shop) – N/A

- There is a price list displayed for residents. ☐
- Epos system in operation. ☐
- Records of food delivery. ☐
- Records of refrigerator temperature checks. ☐
- Take samples (at least 5) of food items for sale, the expiration date, price.

Item for sale	Expiration Date	Points Value

Note date of last inspection by Environmental Health Officer:

Note any issues observed in food hall:

Shopping off-site (card/voucher system in place)

Please tick:

- Is a card/voucher system in place for residents to shop in the local area? ☒
- Has an agreement been reached with a local shop(s)? ☒
- Is the system fully functional? ☒
- Do the residents have sufficient credit to buy necessary items? ☒

Note any issues observed with or comments on card/voucher system for external shopping:

No issues noted.

Catering Service if applicable

Please tick:

- Centre has an onsite kitchen providing a catering service? ☐
- Catering service is provided through external service? ☐
- There is no catering service? ☒
- Check that menu provides for all dietary requirements and is nutritionally appropriate.
- Check for any evidence of pest/rodent activity.

HACCP checks	Notes
Food temperature	
Food storage (fridge temperature)	
Food storage (freezer temperature)	
Food safety management system	

Note any issues with or comments on catering service:

Laundry Facility

- Laundry Service in Place? ☒
- Sufficient self-service machines for number of residents? ☒
- All machines are functional? ☒
- Opening hours are reasonable? Yes
- Area is clean and clear of hazards? ☒
- Supply of washing powder available to residents? ☒

Note any issues with or comments on laundry area:

2 dryers and 2 Washing machines. No issues noted.

Building Exterior/Grounds:

- Grounds are well kept? ☒
- Pathways are free from hazards? ☒
- Paintwork is in good condition? ☒
- Windows appear clean and in good repair? ☒

- Any other applicable considerations.

Note any issues with or comments on building exterior/grounds:

No issues noted.

Corridors

- All corridors throughout maintained. ☒
- Is the area generally clean? ☒
- Any issues requiring attention? ☒

Note any issues with or comments on corridors:

No issues noted.

Stairways

- All stairways kept clear & maintained. ☒
- Is the area generally clean? ☒
- Any issues requiring attention? (*e.g., fire exit signs, hazards, lighting, notices, décor, etc.*) ☒

Note any issues with or comments on stairs/stairwells:

No issues noted.

Bedrooms

Check each bedroom against the below list. If there are any issues, please note the room number and issue in the box below. In each bedroom, check the following:

Occupancy:

- Number of residents to a room.
- If residents are present, and it is appropriate to engage with them, ask if there are any issues with the accommodation that they would like to discuss (*see Part 3 below*).

Physical Aspects:

- Furniture (Beds, wardrobes/ sufficient personal storage, other furniture) are in good condition and fit for use. ☒
- Access to a television (mandatory for EOI, reasonable access in common areas will suffice for Emergency). ☒
- Fixtures and fittings (floor covering, curtains, blinds, light fittings, paintwork, window openers **including child restrictors**) are properly maintained and are fit for use. ☐
- Heating and safety equipment do not present issues (e.g. is smoke alarm uncovered, does the room feel warm enough, any fire hazards). ☒

Bathroom

- Sufficient bathroom facilities for number of residents ☒
- Check for mould or other sanitary issues. Note if deep cleaning is required.
- All fixtures are in good condition and fit for use. ☒

Note any issues seen in or comments on any bedrooms (include room number):

Room 5 – wall needs to be painted.

Room 7 – Mildew/Mould present on bathroom ceiling.

No issues in the other rooms.

Note any issues seen in or comments on any bedrooms (include room number):

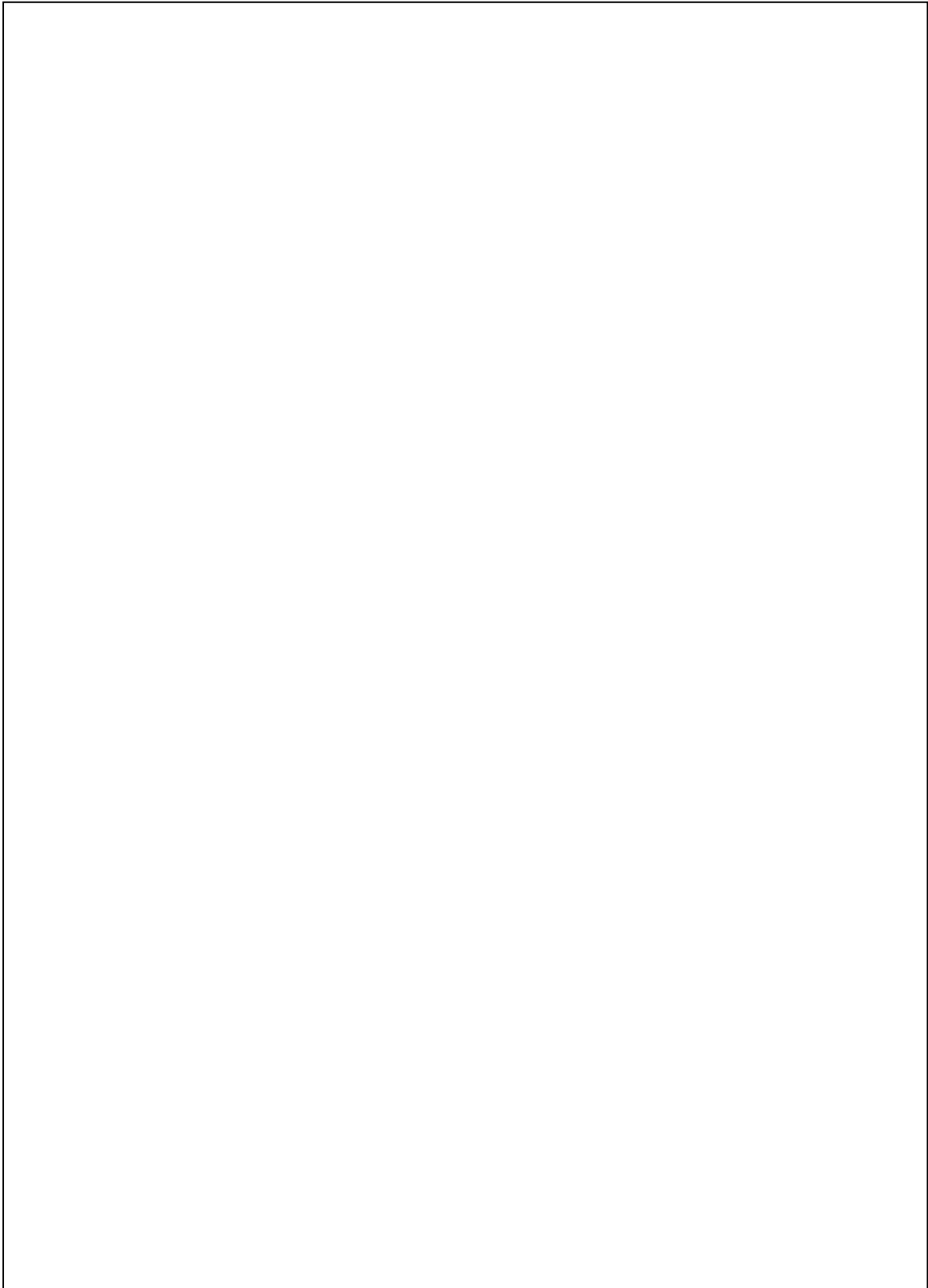
Summary of Issues

Fill in after inspection. This, along with the report, will be sent to the contractor, and the next inspector will use this section to verify that issues have been addressed on the next inspection.

Room 5 – wall needs to be painted.

Room 7 – Mildew/Mould present on bathroom ceiling.

The issues above should be well resolved by the issuing of this report as discussion was had with centre manager on exiting the centre.



End of inspection checklist (while onsite):

- Date of last Environmental Health Officer Inspection (if applicable)
- Resident Register from day of inspection
- Staff list and name of person on duty on day of inspection
- Catering menu from day of inspection (if applicable)
- If there has been any pest control issues, get a copy of most recent report.
- Manager has signed the declaration.

Follow up:

- Check sample foodhall prices against the IPAS Points and Products list, note any discrepancy.
- Create the summary of issues sheet
- Scan report, register, staff list, menus (*if applicable*) to IPPS. Include the confidential issues page.
- The report can be scanned handwritten, no need to type it if it is legible and appropriate for publication.



Manager Declaration (for IPPS/IPAS inspections)

Manager should be asked to sign this declaration.

This inspection, by a Department official, is primarily to examine how the terms of the Contract are being complied with in the centre.

The manager accepts that the person carrying out the inspection is not charged with certifying the centre is in compliance with all fire safety regulations. The manager agrees that the information provided above is correct.

Signed: Michael McGettigan

Position: Manager

Date: 1/9/23

From: [Paddy Ryan](#)
To: [Seamus McEnaney](#); [Foleys Bar Info](#); [Marija Jokic \(DCEDIY\)](#)
Subject: Follow up - Rosemount Lodge, Letterkenny, Co Donegal
Date: Tuesday 12 December 2023 17:12:58

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To the relevant officer at IPAS - Inspection at Rosemount Lodge, Rosemount Lane, Letterkenny, Co Donegal (The Nook) - 12/12/23 - Single Male Centre

Managers - Declan and Michael McGettigan

In relation to the IPAS inspection carried out on the 1/9/23 by Okan Ozeker (**see report attached**)

I can confirm, I inspected the premises today and all points raised have been addressed. I have attached photos for your convenience

Points raised - Points in yellow do not apply to this centre - single males only

No 1 - Fire Register - I have attached all relevant fire book entries for your convenience. Fire book are used daily at all our centres.

No 2 - Maintenance

I can confirm that all maintenance issues mentioned in the report have been addressed. I have attached photos to ensure compliance.

Photos attached to confirm completed work

1 - Room no 5 - Bedroom wall painted as requested - photo attached

2 - Room no 7 - Ventilation issue addressed as requested - photo attached

Attached

1 - Photos of relevant points

I would like to thank IPAS for their assistance to date and I will ensure that high standards are maintained at this centre.

The accommodation on site is off a high standard and we have a dedicated management team on duty, catering for the needs of residents. Both managers are trained in fire safety.

Regards,

Paddy Ryan,

Compliance Officer

McEnaney Group





1.

FIRE SAFETY REGISTER

Centre Details

Premises Name

Rosemount Lodge

Address

The Nook, Rosemount Lane,
Letterkenny,
Co. Donegal,
F92 R6C2

Telephone

086 222 4469

Fax

E-mail

declanmcgettigan1@gmail.com

Company/Owner
Details

ADM Hospitality

Centre Manager

Declan McGettigan

Fire Brigade Details

Fire Officer

Joseph McTaggart

Fire Station
Location

Letterkenny Fire Station

Telephone

074 912 1676

*Please note all fields are required to be completed

6. EMERGENCY LIGHTING INSPECTION SCHEDULE

* Attach all copies of maintenance certificates to folder

Date:	Inspected by:	Date:	Inspected by:	Date:	Inspected by:
24/7	Edel McGettigan	4/12	Edel McGettigan		
31/7	Edel McGettigan	11/12	Edel Mc Gettigan		
7/8	Edel McGettigan				
14/8	Edel McGettigan				
21/8	Edel McGettigan				
28/8	Edel McGettigan				
04/09	Edel McGettigan				
11/09	Edel McGettigan				
18/09	Edel McGettigan				
25/09	Edel McGettigan				
02/10	Edel McGettigan				
16/10	Edel McGettigan				
23/10	Edel Mc Gettigan				
30/10	Edel Mc Gettigan				
06/11	Edel Mc Gettigan				
13/11	Edel Mc Gettigan				
20/11	Edel Mc Gettigan				
27/11	Edel Mc Gettigan				

7. FIRE ALARM & DETECTION SYSTEM INSPECTION
SCHEDULE

* Attach all copies of maintenance certificates to folder

Date	Inspected by	OK	Defect	Action/By	Sign Off
Example: 1/5/07	John Doe	No	Alarm in Section 3 did not activate when triggered	Contractor to repair alarm by 15/5/07	John Doe 16/5/07
24/5/07	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 24/5
31/7	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 31/7
7/8	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 7/8
14/8	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 14/8
21/8	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 21/8
28/8	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 28/8
04/09	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 04/09
11/09	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 11/09
18/09	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 18/09

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[illegible]

8. FIRE FIGHTING EQUIPMENT INSPECTION SCHEDULE

Inspection to include all fire extinguishers, hose reels and fire blankets.

*** Attach all copies of all contractor maintenance/inspection certificates to folder.**

[illegible]

9. FIRE EXIT DOORS/MEANS OF ESCAPE INSPECTION
SCHEDULE

Date	Inspected by	OK	Defect	Action/By	Sign Off
02/10	Edel Mc Gettigan	Yes	None	None Required	ENG
6/10	Paddy By	Yes	None All ok	None	P. Ryan
16/10	Edel McG	Yes	None	/	ENG
23/10	Edel Mc Gettigan	Yes	None	/	ENG
30/10	Edel Mc Gettigan	Yes	None	/	ENG
06/11	Edel Mc Gettigan	Yes	None	/	ENG
13/11	Edel Mc Gettigan	Yes	None	/	ENG
20/11	Edel Mc Gettigan	Yes	None	/	ENG
27/11	Edel Mc Gettigan	Yes	None	/	ENG
04/12	Edel Mc Gettigan	Yes	None	/	ENG
11/12	Edel Mc Gettigan	Yes	None	/	ENG

STAFF INSTRUCTION AND TRAINING

Additionally all members of staff should be trained in the use of all fire extinguishers, hoses and blankets

***Attach all copies of training certificates to folder**

[illegible]

9. FIRE EXIT DOORS/MEANS OF ESCAPE INSPECTION
SCHEDULE

Date	Inspected by	OK	Defect	Action/By	Sign Off
02/10	Edel Mc Gottigan	Yes	None	None Required	ENG
6/10	Paddy By	Yes	None All ok	None	P. Ryan
16/10	Edel McG	Yes	None	/	ENG
23/10	Edel Mc Gottigan	Yes	None	/	ENG
30/10	Edel Mc Gottigan	Yes	None	/	ENG
06/11	Edel Mc Gottigan	Yes	None	/	ENG
13/11	Edel Mc Gottigan	Yes	None	/	ENG
20/11	Edel Mc Gottigan	Yes	None	/	ENG
27/11	Edel Mc Gottigan	Yes	None	/	ENG
04/12	Edel Mc Gottigan	Yes	None	/	ENG
11/12	Edel Mc Gottigan	Yes	None	/	ENG



8. FIRE FIGHTING EQUIPMENT INSPECTION SCHEDULE

Inspection to include all fire extinguishers, hose reels and fire blankets.

*** Attach all copies of all contractor maintenance/inspection certificates to folder.**

[illegible]

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SCHEDULE

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Date	Inspected by	OK	Defect	Action/By	Sign Off
Example: 1/5/07	John Doe	No	Alarm in Section 3 did not activate when triggered	Contractor to repair alarm by 15/5/07	John Doe 16/5/07
24/7/07	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 24/7
31/7	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 31/7
7/8	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 7/8
14/8	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 14/8
21/8	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 21/8
28/8	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 28/8
04/09	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 04/09
11/09	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 11/09
18/09	Edel Mc Gettigan	Yes	N/A	N/A	Edel Mc G 18/09

6. EMERGENCY LIGHTING INSPECTION SCHEDULE

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Date:	Inspected by:	Date:	Inspected by:	Date:	Inspected by:
24/7	Edel McGettigan	4/12	Edel McGettigan		
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27/11	Edel Mc Gettigan				

STAFF INSTRUCTION AND TRAINING

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***Attach all copies of training certificates to folder**

[illegible]



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FIRE SAFETY REGISTER

Centre Details

Premises Name

Rosemount Lodge

Address

The Nook, Rosemount Lane,
Letterkenny,
Co. Donegal,
F92 R6C2

Telephone

086 222 4469

Fax

E-mail

declanmcgettigan1@gmail.com

Company/Owner
Details

ADM Hospitality

Centre Manager

Declan McGettigan

Fire Brigade Details

Fire Officer

Joseph McTaggart

Fire Station
Location

Letterkenny Fire Station

Telephone

074 912 1676

*Please note all fields are required to be completed

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