

Report for RQIA Inspection IN021208 - Arbour House Residential Care Home, Warrenpoint RQIA ID 1515 on 18 February 2015

- **The HPSS (Quality, Improvement and Regulation) (Northern Ireland) Order 2003**
- **The Residential Care Homes Regulations (Northern Ireland) 2005**
- **The Residential Care Homes Minimum Standards 27, 28 and 29 (DHSSPS, August 2011)**

I would confirm the following matters with regard to above:

An inspection of Arbour House Residential Care Home was carried out by RQIA on 18 February 2015. Mrs. Joanne McDonald, Registered Manager was present during this inspection.

It is good to report that the premises being used for the purposes of this residential care home were very clean and in good order. This is to be commended.

RQIA considers that action is required by the Registered Persons in relation to item 2 noted below in order to ensure compliance with the above legislation and standards:

Standard 27 – Premises and grounds

Previous Issues (Estates Inspection on 20 June 2014)

1. Previous QIP Item 1.

It is good to report that extensive remedial works had been carried out to the walls internally. This included replastering and redecoration. In addition to the internal remedial works, Mrs. McDonald confirmed that there were also plans to carry out external replastering works to the gable wall in the months ahead during the dryer weather. This is to be commended. No issues were identified for attention in relation to this standard during this Estates inspection. This is to be commended.

Standard 28 - Safe and healthy working practices

Previous Issues (Estates Inspection on 20 June 2014)

2. Previous QIP Item 2.

A complete inspection and test of the fixed wiring installation was completed on 20 January 2015. A copy of the report for this works was forwarded to RQIA. This report did not confirm the overall condition of the installation in the appropriate section of the report. The report also identified a number of issues for attention. All of these issues were code C3 issues. The report recommended that one of these issues, ie the one relating to the earth spike, should be further investigated. These issues should be followed up.

**Fitness of premises Regulations 27(2)(q)
Residential Care Homes Minimum Standard 28.1**

3. Previous QIP Item 3.

A new legionella risk assessment was carried out on 13 October 2014 by a person with expertise in this area. New thermostatic mixing valves at the outlets had also been installed in the home. Mrs. McDonald agreed to obtain a basic schematic drawing for the water systems in the premises.

Standard 29 – Fire Safety

Previous Issues (Estates Inspection on 20 June 2014)

4. Previous QIP Item 4.

An overhead door closer had been fitted to the door to the kitchen from the bedroom corridor on the ground floor.

5. Previous QIP Item 5.

It is good to report that a complete new fire detection and alarm system that covers all of the premises had recently been installed as part of the recent programme of improvement works. This is a very valuable enhancement to the fire safety precautions in the home and is to be commended.

Current Issues

6. A new fire risk assessment was completed for the home in January 2015. Most of the issues included in the action plan in the report for this fire risk assessment had been addressed. Mrs. McDonald confirmed that now that the building works were complete the external fire escape would be washed down.

Action Required by Registered Persons

Item 2 above identified for action in this report should be addressed in a prioritised and timely manner. This issue will be followed up by RQIA. This may include a further inspection on or before **18 May 2015**.

A detailed response to this inspection report should be returned to this office via email to estates@rqia.org.uk by **01 April 2015**. If you disagree with the factual accuracy of the report you should make a separate response to the above email address in order that amendments can be considered and made or your comments appended.

On **02 April 2015** this inspection report will be made open to the public (bar any communication regarding factual accuracy). If you have not provided a detailed response by this date, this report will still be made open without your comments.

You will be aware that this report and any response you submit will constitute an open report on this establishment and will be made available to interested parties on request. If a detailed response is not received in writing by the required date given above, I would ask you to regard this copy of the report as final and an open document effective from **02 April 2015**.

Thank you for your co-operation.

I look forward to hearing from you.

Regards

Kieran Monaghan

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Quality Improvement Plan

Inspection IN021208 - Arbour House Residential Care Home, Warrenpoint RQIA ID 1515 on 18 February 2015

Response for Item 2.

The electrician has signed off the overall condition of the electrical installations as satisfactory. All items identified for attention have been resolved. With reference to item 2 on the QIP - the electrician has identified the earth spike. It travels down the outside of the front door where it goes underground. This has been tarmaced over when the footpaths were upgraded therefore it is not possible to view the inspection box. The electrician has taken readings from the earth spike and these are all to his satisfaction.

Please complete the following table to demonstrate that this Quality Improvement Plan has been completed by the Registered Manager and approved by the Registered Responsible Person /Responsible Individual:

NAME OF REGISTERED MANAGER COMPLETING QIP	Joanne McDonald
NAME OF RESPONSIBLE PERSON / IDENTIFIED RESPONSIBLE PERSON APPROVING QIP	Colette Ruddy

QIP Position Based on Comments from Registered Persons (for RQIA use only)			QIP Closed		Estates Officer	Date
			Yes	No		
A.	All items confirmed as addressed.	x	x	-	K Monaghan	27 April 2015
B.	All items either confirmed as addressed or arrangements confirmed to address within stated timescales.	-	-	-	-	-
C.	Clarification or follow up required on some items.	-	-	-	-	-