



The Regulation and
Quality Improvement
Authority

**THE REGULATION AND QUALITY IMPROVEMENT
AUTHORITY**

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**ANNOUNCED ESTATES INSPECTION
OF EXTENSION and BEDROOM 14
at
SCRABO HOUSE**

Inspection No:	IN021059
Establishment ID No:	1652
Name of Establishment:	Scrabo House
Date of Inspection:	10 December 2014
Inspector's Name:	Colin Muldoon

1.0 GENERAL INFORMATION

Name of Home:	Scrabo House
Address:	203 Scrabo Road Newtownards County Down BT23 4SJ
Telephone Number:	(028) 9182 6384
Registered Organisation/Provider:	Scrabo House Mr Alexander Buchanan (Responsible Person)
Registered Manager:	Mrs Elizabeth Buchanan
Person in Charge of the Home at the time of Inspection:	Mrs Elizabeth Buchanan
Other person(s) consulted during inspection:	N/A
Type of establishment:	Residential Care Home
Categories of Care	RC-I, RC-DE
Number of Registered Places:	Currently 9 The proposal is to add 8 additional bedrooms
Date and time of inspection:	10 December 2014 10.00 – 15.40
Name of Inspector:	Colin Muldoon

2.0 INTRODUCTION

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

This is a report of an announced inspection to assess the quality of an extension to the premises and room 14 where it is proposed to provide the service. The report details the extent to which the standards measured during inspection were met.

3.0 PURPOSE OF THE INSPECTION

The purpose of this inspection was to consider whether a two storey extension to the home is safe and suitable for its stated purpose in compliance with legislative requirements and current minimum standards. Room 14 in the original part of the building was also inspected. This room had not previously been included as part of the registered premises.

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

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

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

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

4.0 METHODS/PROCESS

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

- Discussion with Mr and Mrs Buchanan.
- Examination of records
- Inspection of the extension and room 14.
- Evaluation and feedback

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

5.0 CONSULTATION PROCESS

During the course of the inspection, the Inspector spoke to Mr and Mrs Buchanan.

6.0 INSPECTION FOCUS

The inspection sought to establish the level of compliance achieved with respect to the following DHSSPS Residential Care Homes Minimum Standards.

Standards inspected:

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

7.0 PROFILE OF SERVICE

Scrabo House is set on an elevated site overlooking Newtownards town and Strangford Lough. The home is currently registered to accommodate nine residents.

The premises is purpose built and incorporates the private dwelling of Mr and Mrs Buchanan.

In the original building resident accommodation is on both floors with living room, dining room, conservatory, kitchen, utility room and office on the ground floor and bedrooms, sitting space and bathroom on the first floor.

The extension includes additional ground and first floor en-suite bedrooms, a wet room shower room, additional toilets, additional sitting and dining rooms and a new laundry. There is a lift to facilitate movement between floors. There are outdoor sitting areas and car parking space.

8.0 SUMMARY

The extension and room 14 were very well presented and documentation relating to the construction was available for inspection. From an Estates perspective the extension and bedroom 14 are suitable for registration although some matters were identified for attention to comply with the Residential Care Homes Regulations (Northern Ireland) 2005 and the criteria outlined in the following standards:

- Standard 27 - Premises and grounds
- Standard 29 - Fire Safety

This resulted in two requirements. These are outlined in the Quality Improvement Plan appended to this report.

The Estates Inspector would like to acknowledge the assistance of Mr and Mrs Buchanan during the inspection process.

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

9.1.1 The home has a current legionella risk assessment and there are procedures in place towards the control of legionella. On the day of inspection the procedures did not include the monitoring of the temperatures of the calorifier or sentinel outlets in the extension.
(Item 1 in Quality Improvement Plan)

9.1.2 On the day of inspection handrails had not been fitted along the corridors in the extension. This was discussed with Mr and Mrs Buchanan who confirmed that the needs of residents would be closely monitored and handrails promptly fitted as required.

9.1.3 In the first floor corridor beside room 14 there is a door giving access to an emergency staircase which leads to an external door. The safety of residents in relation to this was discussed with Mr and Mrs Buchanan who confirmed that an alarm would be fitted to the door at the top of the stairs.

These issues are detailed in the section of the attached Quality Improvement Plan titled '**Standard 27 - Premises and grounds**'.

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

9.2.1 No issues

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

9.3.1 In line with the expectation of the Northern Ireland Fire and Rescue Service the doors to the new bedrooms have been fitted with automatic closing devices, except for bedroom 14.
(Item 2 in Quality Improvement Plan)

This issue is detailed in the section of the attached Quality Improvement Plan titled '**Standard 29: Fire safety**'.

10.0 QUALITY IMPROVEMENT PLAN

The details of the Quality Improvement Plan appended to this report were discussed with Mr and Mrs Buchanan as part of the inspection process.

The timescales commence from the date of inspection.

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

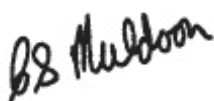
Recommendations are based on the Department of Health, Social Services and Public Safety's minimum standards for registration and inspection, promote current good practice and should be considered by the management of the home to improve the quality of life experienced by residents.

The registered provider is required to record comments on the Quality Improvement Plan.

11.0 Enquiries

Enquiries relating to this report should be addressed to:

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



Colin Muldoon
Estates Inspector



A completed Quality Improvement Plan from the inspection of this service has not yet been returned.

If you have any further enquiries regarding this report please contact RQIA through the e-mail address info@rqia.org.uk

Quality Improvement Plan

Announced Estates Inspection of the Extension and Room 14 at Scrabo House

10 December 2014

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

NOTES:

The details of the Quality Improvement Plan were discussed with Mr and Mrs Buchanan as part of the inspection process.

The timescales commence from the date of inspection.

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

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

The registered provider is required to record comments on the Quality Improvement Plan.

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

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

SIGNED: _____

SIGNED: _____

NAME: _____
(print) REGISTERED PROVIDER

NAME: _____
(print) REGISTERED MANAGER

DATE: _____

DATE: _____

Announced Estates Inspection to Extension and Room 14 at Scrabo House on 10 December 2014

Assurance, Challenge and Improvement in Health and Social Care

Standard 27 - Premises and grounds

The following requirements and recommendations should be noted for action in relation to Standard 27 - Premises and grounds

Item	Regulation Reference	Requirements	Timescale	Details Of Action Taken By Registered Person (s)
1	Regulation 13.-(7)	The scheme for the control of legionella should be reviewed and updated as required. Reference should be made to the Health and Safety Executive document L8 <i>Legionnaires' disease - The control of legionella bacteria in water systems</i> with particular attention to HSG274 Part 2 (2014) (Item 9.1.1 in report)	Ongoing	

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Assurance, Challenge and Improvement in Health and Social Care

Standard 29 - Fire Safety

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

Item	Regulation Reference	Requirements	Timescale	Details Of Action Taken By Registered Person (s)
2	Regulation 27.-(4)(c) 27.-(4)(d)(i)	<p>An automatic closing device, suitable for the needs of residents, should be fitted to the door of bedroom 14.</p> <p>If a closer control device, such as a magnetic hold back or a swing free closer, is fitted it should be installed and commissioned in accordance with BS7273.</p> <p>In the interim this door should be kept closed. (Item 9.3.1 in report)</p>	Prior to occupation of room 14.	

Announced Estates Inspection to Extension and Room 14 at Scrabo House on 10 December 2014

Assurance, Challenge and Improvement in Health and Social Care