

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances

Tusla I.D.:	TU2015CN037
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Name of Service	Little Friends Montessori
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Address of Service:	2/ 3 Cathedral View, Cavan, Co. Cavan. H12 NV34
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Email Address:	littlefriendsmontessori1@gmail.com
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Name of Registered Provider:	Teresa Leddy
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Type of Proposed Service:	Full Day Care		Part-Time	✓	Sessional	✓
	Drop-In		Childminding		Temporary	

Proposed change:	Change in hours of operation for House No.2: 08:30 – 11:30, 09:00 – 12:00 and 09:30 – 12:30 Change in hours of operation for House No.3: 08:00 – 13:00 and 09:00 – 14:00 Change in service type for House No.3 only from sessional to part time.
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Proposed Number of Children:	No change 110 children.
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Recommended Change Following Inspection:	Change in hours of operation for House No.2: 08:30 – 11:30, 09:00 – 12:00 and 09:30 – 12:30 Change in hours of operation for House No.3: 08:00 – 13:00 and 09:00 – 14:00 Change in service type for House No.3 only from sessional to part time.
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Registered change:	Hours of operation for house no. 2: 08:30 – 11:30, 09:00 – 12:00 and 09:30 – 12:30. Hours of operation for house no. 3: 08:00 – 13:00 and 09:00 – 14:00. House no. 3 to operate as part time service and house no. 2 to remain operating as sessional service.
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Date of Inspection:	0	2	0	9	2	0	2	5
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Inspection undertaken by:	S Mc Kenna
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Title:	Early Years Inspector
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Tusla Early Years Inspectorate Address:	Early Years Inspectorate, Hampton Court, Cootehill Road, Drumalee, Co Cavan. H12 YY84
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Rationale for Inspection:
Proposed Change of Circumstance

Note: For Office use only, to be completed by Registration Office

Registration Status:	Registered sessional service with house no. 3 to operate as part time, sessional.
Date of Registration	08 th September 2025

Authority to Inspect
The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(D) of the Child Care Act 1991 (as inserted by Section 92 of the Child and Family Agency Act 2013).

Description of Service	Little Friends Montessori is a privately owned service, which commenced in 2008 and currently provides a sessional service, and proposes to provide a part time care to children aged 2 - 6years. The service is registered to cater for a maximum of 110 children.
Premises	<p>This service is located in a housing estate in Cavan town and operates on the ground floors of two converted houses located at No.2 and No. 3 Cathedral View.</p> <p>House No.2 comprises of 2 care rooms; the Jungle Room and the Natural Room. There is also sanitary accommodation, a reading room, a kitchenette, a sensory area, and an office. This house provides sessional care and proposes to amend the operating hours to 08:30 – 11:30, 09:00 – 12:00 and 09:30 – 12:30.</p> <p>House No.3 comprises of 4 care rooms; Farm Room, Cairde Beaga year 1, Cairde Beaga year 2 and the Fairy Garden Room. additional there are sanitary accommodations, and a physical play room provided.</p> <p>This house proposes to amend the operating hours to 08:00 – 13:00 and 09:00 – 14:00 and in additional to sessional care to also provide part time care.</p> <p>An outdoor sensory room is located to the rear of house no.2 and is used as an additional play space for the children. Six designated outdoor areas are provided for children’s use.</p> <p>Car parking is available to the front of the premises.</p>
Staffing	The service employs 16 childcare staff including the registered provider and person in charge.

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<p>Methodology</p>	<p>The inspection was an announced inspection to assess compliance with the Childcare Act 1991 (Early Years Services) Regulations 2016 and Childcare Act 1991 (Early Years Services) (Amendment) Regulations 2016. The Inspection focused on regulations under the following themes; Governance, Health, Welfare and Development of the child, Safety and Premises.</p> <p>The findings on inspection based on information obtained through examination of documentation, direct observation, and discussion with relevant staff are documented in the inspection report and taken into consideration when making a decision in relation to registering the change in circumstance. The Inspectorate reserves the right to edit responses received for reasons including: clarity; completeness; and, compliance with administrative and legal processes. The contents of the report are compiled by the inspectorate body.</p>
<p>Acknowledgements</p>	<p>The Inspector wishes to acknowledge the cooperation of the registered provider and the person in charge who were present on the day of the inspection.</p>

Part III - Management and Staff

Regulation 9 – Management and Recruitment

(1) A registered provider shall ensure that—

(a) the service has a designated person in charge and a named person who is able to deputise as required.

<p>Requirement met:</p>	<p>The requirement has been met.</p> <p>The service has a designated person in charge who is the registered provider, and two named persons to deputise in their absence.</p>
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Part III - Management and Staff

Regulation 11 -Staffing Levels

- (1) Subject to this Regulation, a registered provider shall ensure that there is at all times an adequate number of adults working directly with the children attending the pre-school service.
- (2) Subject to paragraphs (4) and (5), a registered provider of a full day care service or a part-time day care service shall ensure that at all times the minimum ratio of adults to children specified in column (3) of Part 1 of Schedule 6 opposite a particular reference number specified in column (1) of that Part in respect of the age range of the children specified in column (2) thereof at that reference number is satisfied.
- (8) Without prejudice to paragraphs (2) to (7)—
(a) a registered provider of a pre-school service other than a child-minding service or a sessional pre-school service shall ensure that there are at least 2 adults on the premises at all times,

Requirement met:

The requirement has been met.

- (1) It is proposed that a total of 16 adults will work across the six care rooms. The registered provider and person in charge will provide relief and break/lunch cover.
- (2) The registered provider is aware of the requirements of this regulation in relation to adult: child ratios.
- (8) (a) The sample roster demonstrates that the registered provider will ensure that 2 adults are on the onesies at all times during the proposed part time operating hours.

Part V - Care of Child in Pre-school Service

Regulation 20 - Facilities for Rest and Play

- (1) Subject to this Regulation, a registered provider shall ensure that—
(a) having regard to the number of pre-school children attending the service, their respective ages and the amount of time they spend on the premises, there are adequate and suitable facilities for each child to play indoors and, where required by these Regulations, outdoors, during the day, and
(b) there are adequate and suitable facilities for a pre-school child to rest during the day, and in the case of an overnight pre-school service, during the day and the night.
- (3) A registered provider of a full day care service, a part-time day care service or a childminding service, other than such a service to which paragraph (2) applies, shall ensure that—
(a) a suitable, safe and secure outdoor space to which the pre-school children attending the service have access on a daily basis is provided on the premises

Requirement met:

The requirements of this regulation have been met.

- (1) (a) Adequate and suitable facilities have been provided for the children to play indoors during the day. A range of play materials, play equipment and toys, along with well-resourced designated interest areas are available in each of the six preschool rooms.

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	<p>(b) Adequate and suitable facilities are provided for the children to rest during the day.</p> <p>Nine stackable beds are available for children aged 2 years and over to sleep if required. The beds will be set up in a designated area conducive to sleep when required.</p> <p>Individual bed linen is supplied by the service.</p> <p>There are cosy areas in each of the care rooms to include a variety of soft mats and cushions.</p> <p>(3) There is a total of six outdoor play areas provided, which are safe suitable and secure for the use of the children. Two soft ground surface areas are located to the front of both houses. Two artificial grass areas are provided to the sides of both houses. Two sheltered outdoor areas are available; one located between both houses and one to the rear of house no.2. Play equipment and materials are available for use in all of the outdoor areas.</p>
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Part V - Care of Child in Pre-school Service

Regulation 22 – Food and Drink

A registered provider shall ensure that adequate and suitable, nutritious and varied food and drink is available for each pre-school child attending the pre-school service.

Requirement met:	<p>The requirement has been met.</p> <p>The service will provide breakfast to children where required which will consist of cereal options and milk.</p> <p>The parents/carers of the children will send in from home the snacks for their children, and the quantity will be in line with the children’s attendance.</p> <p>A fridge is available in the care rooms to store children’s perishable food items. A microwave is provided which can be used for reheating children’s meals where required.</p> <p>The children will have access to potable drinking water throughout the day.</p> <p>Additional snack options to include fruit and crackers will also be provided by the registered provider if children require additional food.</p>
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Part VI – Safety

Regulation 23 - Safeguarding health, safety and welfare of child

A registered provider shall ensure that all reasonable measures are taken to safeguard the health, safety and welfare of a pre-school child attending the service and that the environment of the service is safe.

Requirement met:

The requirement has been met.

- The front entrance doors into both houses are secured by a keycode bell system, where parents ring the relevant care rooms, and the door is then released by staff. This prevents children from exiting the service unsupervised and to restrict unauthorised access.
- The emergency exit doors were unobstructed throughout the inspection.
- There is provision for the appropriate disposal and storage of waste including the provision of foot pedal operated bins throughout the service.
- Cleaning schedules were available for the service. Cleaning materials were stored out of reach of children.
- Risk assessment records are in place.
- Two designated fire assembly points, confirmed by the registered provider are located at the front gate entrance to both houses.

Part VI - Safety

Regulation 25 – First Aid

- (1) *A registered provider shall ensure that a person trained in first aid for children is, at all times, immediately available to the children attending the pre-school service.*
- (2) *A registered provider shall ensure that a suitably equipped first aid box for children—*
- (a) *is safely stored in an easily accessible and conspicuous position on the premises, and*
 - (b) *is available to the children attending the pre-school service at all times.*

Requirement met:

The requirement has been met.

- (1) The registered provider has ensured that there are 8 adults with up to date First Aid Responder (FAR) training on the premises.
- (2) (a) (b) Adequately stocked first aid boxes were provided in each of the care rooms and are available to the children at all times.

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Part VI – Safety

Regulation 26 – Fire Safety Measures

- (1) A registered provider shall ensure that a record in writing is kept of—
- (a) any fire drill that takes place in the premises, and
 - (b) the number, type and maintenance record of fire fighting equipment and smoke alarms in the premises.
- (4) A notice of the procedures to be followed in the event of fire shall be displayed in a conspicuous position in the premises.

Requirement met:

The requirement has been met.

(1) (a) The registered provider demonstrated that a template to record fire drills is available, and fire drills are conducted monthly.

(b) There is a record available relating to the number and type of firefighting equipment. The most recent service of the firefighting equipment conducted in May 2025, and the fire detection and alarm system were conducted in October 2024.

(4) The procedures to be followed in the event of a fire were displayed throughout the service.

Part VI – Safety

Regulation 28 – Insurance

A registered provider shall ensure that the pre-school service is adequately insured.

Requirement met:

The requirement has been met.

Insurance is currently in place for 110 children to attend on a Sessional basis, expiring 27/03/2026.

An insurance quote was provided which covers 110 preschool children in attendance on a Part Time basis and expires on the 27/03/2026.

The registered provider advised that the Part Time insurance cover will be put in place once Tusla has approved the service to commence providing part time care to children.

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Part VII – Premises and Space Requirements

Regulation 29 – Premises

A registered provider shall ensure that the premises of the service are—

- (a) of sound and stable structure,
- (b) safe and secure,
- (c) kept adequately lit, heated and ventilated,
- (d) cleaned, maintained and repaired, as required, and
- (e) equipped with adequate and suitable sanitary facilities.

Requirement met:

The requirement has been met.

(a) The registered provider confirmed that she had no knowledge of any structural defects.

(b) The service is adequately secured to prevent children exiting unsupervised and unauthorised persons gaining entry.

(c) The service is adequately lit and heated. The lighting is provided by a mixture of natural light leading from large windows, which were supplemented with fluorescent ceiling lights which are fitted with protective covers. The service is heated by oil heating and serviced annually. The care rooms were maintained at a temperature of 21°C.

The care rooms and sanitary areas are ventilated by openable windows.

(d) Cleaning schedules are available and in place, and the premises is maintained in a clean and hygienic condition throughout.

(e) The children’s sanitary facilities in the service are equipped with total of 12 toilets, 2 nappy changing units and wash hand basins.

Thermostatically controlled hot water, and cold running water is available.

There are 2 toilets available for the adults, one located in each house.

Part VII – Premises and Space Requirements

Regulation 30 – Minimum Space Requirements

- (1) Subject to paragraphs (2) to (6), a registered provider shall ensure that adequate clear floor space is available in the premises for the work, play and movement of children attending the pre-school service.
- (2) Where a registered provider contemporaneously provides—
- (a) a sessional pre-school service, and
 - (b) a full day care service or a part-time day care service, or both, the minimum clear floor space applicable for the duration of the sessional preschool service in respect of the children attending that service shall be the floor space specified in paragraph (3).

Requirement met:

The requirement has been met.

- (1) Adequate clear floor space has been provided for the work, play and movement of children within the two houses (six care rooms) to cater for a maximum of 110 preschool children.

(2)

House No.2 (sessional only care) has two care rooms; Jungle Room & Natural Room.

- The space available in Jungle room is 44m². The space available can cater for 24 children aged 2 to 6 years on a sessional basis.
- The space available in Natural room is 24m². The space available can cater for 13 children aged 2 to 6 years on a sessional basis.

House No.3 (proposing to provide part time care) has four care rooms; Farm Room, Cairde Beaga year 1, Cairde Beaga year 2 and the Fairy Garden Room.

- The space available in Farm room is 39m². The space available can cater for 21 children aged 2 to 6 years on a sessional basis, or 16 children aged 2 to 3 or 3 - 6 years on a part time basis.
- The space available in Cairde Beaga year 1 room is 36m². The space available can cater for 19 children aged 2 to 6 years on a sessional basis, or 15 children aged 2 to 3 or 3 - 6 years on a part time basis.
- The space available in Cairde Beaga year 2 room is 34m². The space available can cater for 18 children aged 2 to 6 years on a sessional basis, or 14 children aged 2 to 3 or 3 - 6 years on a part time basis.

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- The space available in Fairy Garden room is 34.95m². The space available can cater for 19 children aged 2 to 6 years on a sessional basis, or 14 children aged 2 to 3 or 15 children aged 3 - 6 years on a part time basis.