

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D:	TU2026CC002							
Name of Service:	The Baby Hub Bandon							
Address of Service:	Radharc an Bhaile, Bandon, Co Cork, P72 FK13							
Email Address:	thebabyhubbandon@outlook.com							
Name of Proposed Registered Providers:	Emma Lovell							
Type of Proposed Service:	Full Day Care	↓	Part-Time		Drop-In			
	Sessional		Childminding		Temporary			
Proposed service type:	Full Day Care							
Proposed Number of Children:	38							
Outcome of the F06 Inspection (e.g., type of service, numbers, age ranges, times,)	The service proposes to operate a full day care service catering for children from 1 to 6 years. The service proposes to operate from 07:30 to 18:00 hours each day Monday to Friday. - A maximum of 38 children attending Full Day Care. - The service will be registered to cater for children from 1 to 6 years. When the service opens the proposed plan of the service is to cater for children aged from 1 to 3 years - Hours 07.30 to 18.00 hours, Monday to Friday.							
Registered service:	Registered Full Day Care Service for 38 Children							
Date of Inspection:	1	6	0	6	2	0	2	6
Inspection Undertaken by:	M. O Reilly							
Title:	Early Years Inspector							
Tusla Early Years Inspectorate Address:	Early Years Department, Child & Family Agency, Hospital Grounds, Coolnagarrane, Skibbereen, Co Cork P81 PD78							
Rationale for Inspection								
Proposed New Service								

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

Registration Status:	Registered Full Day Care Service for 38 Children
Date of Registration:	19.06.2026

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	The Baby Hub Bandon proposes to operate a full day care service that will be registered to cater for children aged from one to six years. The service plans on catering for children from one to three years. Opening hours will be from 07.30 to 18.00 hours each day Monday to Friday.
Premises	The premise is a purpose built detached two storey building in a residential estate located in the outskirts of Bandon town in Co Cork. There are three playrooms each with adjoining sanitary facilities. Two sleep rooms are available, along with a staff kitchen, a storeroom, a utility room, office, a staff kitchen and staff sanitary facilities. There is a secured outdoor play area beside the premise. There is a set down area for children and parents for arrival and departure from the service.
Staffing	It is proposed that there will be seven staff employed to work directly with the children and this will include the person in charge. The proposed person in charge and the adults that propose to work directly with the children at the service will have completed a major award in Early Childhood Care and Education.
Methodology	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 four themes; Governance, Health, Welfare and Development of the Child, Safety and Premises. 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 the registering application. 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.
Acknowledgement	The Inspector wishes to acknowledge the cooperation of the two named registered providers who were present on the day of the inspection.

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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.

Requirement met:

The requirement has been met.

(1)(a) A named person in charge and a deputy have been appointed for the service.

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.

Requirement met:

The requirement has been met.

(1) The adult to child ratios are to be ensured as follows:

Ground floor

In the Discover room, there will be 2 staff responsible for the direct care and education of 10 children, aged 1 to 2 years.

In the Explore room there will be 2 adults responsible for the direct care and education of 10 children who will be aged 1 to 2 years.

First floor

The Fly room will facilitate up to 18 children, between the age of 2 to 3 years, room will be staffed by 3 adults.

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.

(2) A registered provider—

(a) of a full day care service, a part-time day care service, a sessional preschool service or a childminding service that is registered for the first time on or after 30 June 2016, shall ensure that a suitable, safe and secure outdoor space to which the preschool children attending the service have access on a daily basis is provided on the premises.

Requirement met:

The requirement has been met.

(1)(a)

The rooms each offer a variety of new developmentally appropriate play and learning materials, which are visible and accessible at child level.

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	The range of play resources includes shape sorters, sensory toys, art supplies, books and fine motor skilled equipment. Adequate and suitable child-sized tables and chairs are available in each of the playrooms suitable for the younger child. (b) Within the building, there are two sleep rooms on the ground floor. Each of the two sleep rooms are furnished with six standard cots and correct fitting safety mattresses. There are 18 stacking beds stored in a designated storage unit on the landing area of the first floor. The stacking beds will be used to accommodate children aged between 2 and 3 years that require a sleep while attending the service. Bed linen when not in use will be stored in individual named cloth bags on wall hooks in each playroom. Linen for the cots and beds will be supplied and laundered by the service. Rest areas have been incorporated into each of the playrooms, for any child that may require quiet time or space to relax during the day. There are wall hooks for the storage of children's coats and personal belongings (2) The outdoor play space is located to the rear side of the premise. It is adequately secured and has a tarmac surface. The outdoor play area is resourced with a range of equipment, which promotes exploration, active movement and gross motor development for example a tunnel, slide, a supply of ride on push toys, a playhouse and planting area. There are wall mounted chalk boards, music activity board and water pouring board at child height.
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Part V – Care of Children in Pre-School Services

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:

The requirement has been met.

The registered providers advised the following:

The service will provide, all the food and drink requirements for the children's breakfast, mid-morning and afternoon snack. The service proposes to provide an additional food snack and drink for any child in attendance after 5pm each day. The service had a weekly menu of the food for breakfast and food snacks the service will serve to the children. The parents/guardians will provide the hot meal for the children each day. The hot meal will be reheated on site.

There will be potable drinking water available to the children while in attendance. Should a child become thirsty during the day, they will have access to their own reusable water bottles, which will be maintained within the care rooms.

Appropriate crockery and cutlery will be provided at mealtimes.

There is a fridge located in each of the playrooms to store perishable foods.

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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 requirements have been met.

The entrance door into the two playrooms on the ground floor is key coded to reduce the risk of unauthorised access by a person onto the premise or the leaving of an unsupervised child.

Fire exit routes are clear in the playrooms and fire exit signage is illuminated.

The stairwell leading to the care room on the first floor have a handrail at child and adult height and is adequately lit.

A referral to the Cork County Fire Safety Officer has been submitted to advise on the safety gates located on the stairwell which is a designated emergency fire exit route

All of the cupboards at child height have a childproof lock in place.

Blind cords were secured and out of children's reach at time of inspection.

All toys and play equipment in the proposed playrooms are safe and in good condition.

At time of inspection there were no loose and accessible electrical cables located at child height in the service.

Foot pedal operated bins are available for the hygienic disposal of used paper towels and nappies.

Wall hooks have been installed for the storage of children's coats and personal belongings.

Waterproof covers have been purchased to cover safety mattresses.

The temperature of the water at the wash hand basins is thermostatically controlled, so as not to exceed 43°C. Recorded water temperature readings ranged from 30.2°C to 35.10°C. Warm running water, liquid soap and wall mounted disposal paper towel dispensers are provided in the sanitary facilities and in the playrooms.

Cleaning equipment and materials will be stored in areas that are inaccessible to children.

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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) Up to date First Aid Responder (FAR) certificates are on file for two staff members. The proposed registered providers are aware that a FAR trained adult must be available to the children throughout the hours of operation.

(2)

(a) There are adequately stocked first aid boxes stored in a conspicuous location at adult height in the service.

(b) The first aid supplies will be consistently accessible throughout the hours of operation

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 requirement is met in relation to the provision of a record for recording monthly fire drills.

(b) A record of the number and type of firefighting equipment and wired smoke alarm were available on file. It was recorded that fire equipment was serviced on the 19 May 2026. It was recorded that the mains operated smoke alarm system was last tested and serviced 14 May 2026.

(4)

A notice of procedures to be followed in the event of a fire is available in each of the playrooms.

Clear signage for the designated fire assembly point is visible.

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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.

A record of insurance is available, for a maximum of 38 children to attend when the service proposes to open. The record detailed the category of service covered which is full day care, the name and address of the premises and details regarding public liability cover, fire, theft and building. The insurance certificate is valid from 15 June 2026 until 27 March 2027.

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 purpose-built premise appears visibly to be in a good state of repair.
- (b) The entrance door to the playrooms on the ground floor is fitted with a keypad entry system. The gate into the outdoor play area is also key coded. The outdoor play area is enclosed by high-level walls, fencing and secured gates.
- (c) Adequate light in the care rooms and toilet facilities is supplied by a combination of natural light and LED ceiling lights with protective covers. Gas heating with wall radiators in each of the rooms that the registered provider stated are thermostatically controlled. The heating was turned off at time of inspection. The playroom air temperatures and sanitary air temperatures were recorded at between 19°C and 20°C during the inspection. Adequate ventilation is provided across the building, through a combination of openable windows and mechanical ventilation.
- (d) Cleaning schedule templates were available, and all the play materials were clean and in good condition.
- (e) Ground floor
There are two nappy changing units and two wash hand basins provided in the children's sanitary facilities located between the Discover and Explore playrooms. There is one designated toilet and wash hand basin available for use by the adults on the ground floor.
First Floor

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There are three designated children's toilets and three children's wash hand basins located beside the playroom on the first floor. Within the children's sanitary facility there is a separate designated nappy changing room. There are two nappy changing units and two wash hand basins provided in the room. There are cubby storage units in the two nappy changing rooms for the individual storage of the children's nappies, wipes and barrier creams.

The premise is serviced by a public sewage system, and the water source is from a public supply.

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) *A registered provider of a full day care service or a part-time day care service shall ensure that the minimum amount of clear floor space specified in column (3) of Schedule 7 opposite a particular reference number specified in column (1) of that Schedule in respect of the age range of children specified in column (2) thereof at that reference number is available for each child in that age range attending the service.*

Requirement met:

The requirement has been met.

(1) Adequate clear floor space is ensured in the proposed care rooms for the free movement of children.

(2) Sufficient clear floor space is provided, as per the following recorded room measurements and the proposed numbers and age ranges of children:

Ground Floor:

Discover Room: 27.10 square meters, a maximum of 10 children (full day care) aged 1 to 2 years.

Explore Room: 31.11 square meters, has adequate space for the 10 children (full day care) aged 1 to 2 years proposed by the registered providers for this room.

First Floor:

Fly Room: 39 square meters plus open access to a small adjoining room 8 square meters has adequate space for the 18 children (full day care) children aged between 2 to 3 years proposed by the registered providers for this room.