

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D:	TU2026DN005							
Name of Service:	Giraffe Childcare Landsdowne							
Address of Service:	Landsdowne Place, Dublin 4, Dublin, D04Y2A3							
Email Address:	info@giraffe.ie							
Name of Proposed Registered Provider:	Dearbhla Cox Griffin							
Type of Proposed Service:	Full Day Care	☒	Part-Time	☒	Drop-In	☐		
	Sessional	☐	Childminding	☐	Temporary	☐		
Proposed service type:	Full Day Care and Part-time							
Proposed Number of Children:	82							
Outcome of the F06 Inspection (e.g., type of service, numbers, age ranges, times,)	Full Day Care and Part-time care will be provided to 82 children age 0-6 years across 5 care rooms from 8am-6pm.							
Registered service:	Full Day Care and Part-Time service for 82 children aged 0-6 years from 08:00-18:00							
Date of Inspection:	0	9	0	4	2	0	2	6
Inspection Undertaken by:	R. Duff & O. Quill							
Title:	Early years inspectors							
Tusla Early Years Inspectorate Address:	The Brunel Building, Heuston South Quarter St. John's Road West, Dublin 8.							
Rationale for Inspection								
Proposed New Service								
Note: For Office use only, to be completed by Registration Office								
Registration Status:	Registered Full Day Care and Part-Time service for 82 children							
Date of Registration:	22 nd April 2026							

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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	Giraffe Childcare is a privately owned early years' service which will provide full day and part time care for children from 0 to 6 years. Eligible children may also avail of the Early Childhood Care and Education (ECCE) scheme. The service will operate from 08:00 to 18:00 Monday to Friday.
Premises	The service operates from a purpose-built unit over two floors in a residential area of south Dublin. There are five care rooms in the service. The Homebase 1 Acacia room caters for children from 12 months to 15 months. The Homebase 2 Baringo room caters for children age 16 months to 2 years, The Homebase 3 Safari room and Homebase 4 Masimara rooms caters for children age 2-3 years and Homebase 5 Madagascar room caters for children aged 3-5 years. There is a designated cot room adjacent to the Baringo room, and a fully enclosed outdoor space on the first floor. The outdoor space has safety covering on the ground.
Staffing	The service currently employs a manager and a deputy manager. The registered provider has stated they will ensure there is adequate number of adults working directly with the children attending the pre-school service.
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

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	administrative and legal processes. The contents of the report are compiled by the inspectorate body.
Acknowledgement	The Inspectors wish to acknowledge the cooperation of the area director proposed person in charge and deputy person in charge who were present on the day of the inspection.

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) The registered provider has ensured that there is a designated person in charge and a named person to deputise as required.

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) A manager and deputy manager are currently employed in the service. The area director stated that an additional six staff members are ready to commence working in the service once it is opened.

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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 service comprises of five care rooms. All rooms are suitably resourced and laid out to cater for the proposed number and age range of children attending the service. There are child-sized tables and chairs and a variety of age-appropriate equipment and materials which are well organised and easily accessible to children.

(1)(b)

A designated sleep room is provided on the lower ground floor. This is equipped with 10 standard cots and an additional 10-fold up cots are available. Suitable floor mats and stackable beds are provided for children over 2 years. Suitable rest areas have been provided in all rooms where children can rest or take a break from activities.

(2)(a)

There is a fenced off outdoor area for children, on the first floor. The ground is covered by a safety surface with two key coded access gates. The area is safe and secure and equipped with children's seating areas, a variety of ride on toys, toy kitchen, play tunnel, balancing steps, black board, large variety of animals and figures and a messy play table.

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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.

An on-site chef will prepare all meals and snacks each day. A 4-week menu was available for review and is displayed on a notice board in the corridor. A purpose-built kitchen is available for the preparation and provision of food and drinks for children.

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 door was locked on arrival and remained locked during the inspection.

Blind cords were secured on windows that had them.

The stair covering was well fitted. Handrails were provided on the staircases.

Cleaning agents were stored out of sight and reach of children.

Water was thermostatically controlled and did not exceed 43°C.

The outdoor area is suitably secured.

Emergency exits are clear and fire exit doors have been appropriately secured with thumb-turn locks. Fire exits are clearly identified.

There is provision for the appropriate disposal and storage of waste including the provision of foot pedal operated bins throughout the service.

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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) The registered provider has ensured there are two staff members onsite who have current certification in first aid responder training (FAR).
- (2)(a) Suitably equipped first aid boxes are available throughout in the service. They are clearly identifiable and readily accessible

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) Monthly fire drills will be carried out and a record kept when the service is operational.
- (1)(b) There is a record available relating to the number and type of firefighting equipment and for the commissioning of the fire detection and alarm system.
- (4) Notices of the procedures to be followed in the event of fire are displayed in each room and on the corridor, the fire assembly point is identified.

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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.

The insurance certificate was submitted to the inspectorate. Evidence of insurance for 82 children was available.

Registration of this service is contingent upon the registered provider ensuring the service is adequately insured.

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) There was no evidence of dampness on internal walls and ceilings. Windows in the care rooms appear to be both water-tight and weather-tight and were fitted well.

(b) The heavy-duty floor covering throughout the rooms was well fitted and in a good state of repair and maintenance. Both the front and back exits to the building guarded against both unsupervised exit of children and unauthorised access to the building. The building was not used for any other purpose unrelated to childcare during operational hours of the service.

(c) The openable windows throughout the service ensured both adequate natural day light and ventilation in the care rooms. In addition, an air filtration system is in place throughout the building. All ceiling light fittings in rooms were covered with shatterproof diffusers. Heating was provided with thermostatically controlled central

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heating system. The temperature recorded in the care rooms was between the recommended 18 degrees Celsius and 22 degrees Celsius.

(d) All walls and ceilings were finished with a washable paint and were smooth surfaced for easy cleaning purposes.

(e) Adequate and suitable sanitary facilities have been provided.

There are three changing units and three wash hand basins located on the ground floor. There are four toilets, three nappy changing units and four sinks on the first floor. The water supply to wash hand basins was thermostatically controlled.

Mechanical ventilation was available in all sanitary facilities. There were also two staff toilets with two wash hand basins available.

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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 has been provided for the work, play and movement of children proposing to attend the service as demonstrated. The requirement has been met.

(2) All Rooms were measured on this inspection

Room	Clear floor space	Proposed age range	Number of children proposed in each room on day of inspection by area manager.
1	41.43m ²	1- 2 years	15 full day care
2	42.28 m ²	1 - 2 years	15 full day care
3	39.43 m ²	2-3 years	16 full day care
4	29.2 m ²	2-3 years	12 full day care
5	55.2m ²	3-6 years	24 full day care
			Total number of children: 82