



**Health  
Information  
and Quality  
Authority**

An tÚdarás Um Fhaisnéis  
agus Cáilíocht Sláinte

# **Regulatory Oversight by the Chief Inspector of Social Services of Named Designated Centres**

**30 June 2026**

# About the Health Information and Quality Authority (HIQA)

The Health Information and Quality Authority (HIQA) is an independent statutory body established to promote safety and quality in the provision of health and social care services for the benefit of the health and welfare of the public.

Reporting to the Minister for Health and engaging with relevant government Ministers and departments, HIQA has responsibility for the following:

- **Setting standards for health and social care services** — Developing person-centred standards and guidance, based on evidence and international best practice, for health and social care services in Ireland.
- **Regulating social care services** — The Chief Inspector of Social Services within HIQA is responsible for registering and inspecting residential services for older people and people with a disability, and children’s special care units.
- **Regulating health services** — Regulating medical exposure to ionising radiation.
- **Monitoring services** — Monitoring the safety and quality of permanent international protection accommodation service centres, health services and children’s social services against the national standards. Where necessary, HIQA investigates serious concerns about the health and welfare of people who use health services and children’s social services.
- **Health technology assessment** — Evaluating the clinical and cost effectiveness of health programmes, policies, medicines, medical equipment, diagnostic and surgical techniques, health promotion and protection activities, and providing advice to enable the best use of resources and the best outcomes for people who use our health service.
- **Health information** — Advising on the efficient and secure collection and sharing of health information, setting standards, evaluating information resources and publishing information on the delivery and performance of Ireland’s health and social care services.

- **National Care Experience Programme** — Carrying out national service-user experience surveys across a range of health and social care services, with the Department of Health and the HSE.

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# About This Report

## Introduction

On 4 June 2025, RTÉ Investigates broadcast a television programme which depicted unacceptable care practices in two nursing homes which were owned by Emeis Ireland. These care practices included staff treating residents in an unacceptable and abusive manner, staff shortages which adversely impacted the care of residents, an absence of appropriate staff supervision and oversight of care and inadequate supplies of basic provisions.

In the immediate aftermath of the television programme, HIQA's inspectors undertook risk-based inspections of both nursing homes and engaged with each registered provider as well as the parent company, Emeis Ireland, and required the provider to take measures to address the serious issues identified in the programme.

HIQA's Chief Inspector of Social Services (the Chief Inspector) also undertook a targeted programme of inspections in all of the other nursing homes owned by Emeis Ireland. This specific programme of inspection has now been completed, and the inspection reports are being published.

This report has been compiled for the Minister of State with responsibility for Older People at the Department of Health, Kieran O'Donnell TD, to provide an overview of the Chief Inspector's targeted inspection programme and aligned regulatory actions in relation to 24 designated centres for older people within the Emeis Ireland group, including a new centre that was registered since the TV programme was broadcast.

Over the past year, the Chief Inspector has taken a number of actions to strengthen the systems in place for its regulatory oversight of nursing homes, including:

- A continued focus on the use of safeguarding specific inspections.
- The allocation of additional resources to the inspection of larger nursing homes, a growing cohort in the nursing home sector, to ensure that inspectors get to inspect all areas of the nursing home and have time to engage with residents in each area.
- A review of the process of publishing reports has been completed in order to ensure that residents, families and the public have access to information in a timelier manner. Changes made to the publication process in 2025 have reduced these timelines.
- A review of the HIQA website, currently underway, to facilitate the provision of more information on the regulatory status of nursing homes for residents, families and the public.

Separately, legislative changes, introduced in 2025, have expedited the application of additional conditions to the registration of a nursing home, meaning that the Chief Inspector can take faster action to protect residents.

Following the RTÉ Investigates Programme the Minister of State for Older People initiated an independent review to identify areas, either in HIQA's own processes or the regulatory framework that require improvements.

That review found that the Chief Inspector's regulatory and inspection processes are effective. It found that HIQA placed a significant emphasis on safeguarding residents and held service providers to account as the primary people responsibility for safe and effective care. The review also found that the Chief Inspector's registration and inspection activities follow a standardised and consistent approach and are carried out in a fair and proportionate manner.

The review, conducted by Forvis Mazars, also identified a number of areas where improvement is required, including:

- that the inspection methodology should be strengthened to include
  - a focus on culture and staff behaviour within a nursing home, particularly in relation to its impact on the lived experience of residents.
  - an enhanced focus on those areas that matter most to residents and their families.
- the need for regulatory reform in key areas, including to ensure parent companies or nursing home groups can be held to account by the Chief Inspector.

HIQA welcomes the recommendations of the Forvis Mazars review and is committed to implementing all required action and to working with the Department of Health to progress the areas identified that will require legislative or regulatory changes.

The following sections of this report provide information about the findings of the inspections of 24 nursing homes within the Emeis Group of Nursing Homes completed since 01 June 2025 and provides additional information pertinent to any regulatory action or oversight within the same timeframe. Information pertaining to the inspection of or regulatory oversight of The Residence Portlaoise and Firstcare Beneavin Manor is not included as we are awaiting the outcome of legal proceedings in which HIQA is seeking access to all video footage used in the making of the television programme.

## **About the Chief Inspector of Social Services and Regulatory Framework**

The Chief Inspector is responsible for the regulation and monitoring of designated centres for older people (nursing homes), within the regulatory framework set out below:

- Health Act 2007, as amended
- Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) Regulations 2013, as amended
- Health Act 2007 (Registration of Designated Centres for Older People) Regulations 2015, as amended
- National Standards for Residential Care Settings for Older People in Ireland 2016

Further information regarding the regulatory actions taken by the Chief Inspector is set out below.

### **Emeis Ireland**

Emeis Ireland (formerly known as Orpea) is a nursing home group that originated in France and entered the Irish market in 2020. Within this group, there are twenty registered provider companies who are the legal entities responsible for the operation of the designated centres (nursing homes). Table 1 sets out the name of each nursing home and registered provider.

**Table 1: Designated Centres for Older People (Nursing Homes) within the Emeis Ireland group**

OSV ID	Nursing Home	Registered Provider
OSV-0000009	Ashley Lodge Nursing Home	Ashley Lodge Nursing Home Limited
OSV-0000729	Athlunkard House Nursing Home	Athlunkard Nursing Home Ltd
OSV-0000320	Beach Hill Manor Private Nursing Home	The Brindley Manor Federation of Nursing Homes Limited
OSV-0000014	Belmont House Private Nursing Home	Belmont Care Limited
OSV-0000322	Brentwood Manor Private Nursing Home	The Brindley Manor Federation of Nursing Homes Limited
OSV-0000323	Brindley Manor Private Nursing Home	The Brindley Manor Federation of Nursing Homes Limited
OSV-0000325	Brookvale Manor Private Nursing Home	The Brindley Manor Federation of Nursing Homes Limited
OSV-0000735	Cara Care Centre	Orbitview Limited
OSV-0000694	Firstcare Beneavin House	Firstcare Beneavin House Limited
OSV-0000117	Firstcare Beneavin Lodge	Firstcare Beneavin Lodge Limited
OSV-0005756	Firstcare Beneavin Manor	Firstcare Beneavin Manor Limited
OSV-0000016	Firstcare Blainroe Lodge	Firstcare Blainroe Lodge Limited
OSV-0000033	Firstcare Earlsbrook House	Firstcare Earlsbrook House Limited
OSV-0000701	Firstcare Mountpleasant Lodge	Firstcare Mountpleasant Lodge Limited
OSV-0000052	Kilminchy Lodge Nursing Home	Kilminchy Lodge Nursing Home Limited
OSV-0004593	Maynooth Lodge Nursing Home	The Brindley Manor Federation of Nursing Homes Limited
OSV-0000066	Mill Lane Manor Private Nursing Home	The Brindley Manor Federation of Nursing Homes Limited

OSV-0000419	Millbrae Lodge Nursing Home	Millbrae Lodge Nursing Home Limited
OSV-0000143	The Residence Ashbourne	The Residence AB Limited
OSV-0005800	The Residence Carton	TLC Spectrum Limited
OSV-0000692	The Residence Citywest	Cubedale Limited
OSV-0008962	The Residence Kilkenny	The Residence KK Limited
OSV-0000684	The Residence Maynooth	Veritdale Limited
OSV-0008667	The Residence Portlaoise	The Residence PL Limited
OSV-0009182	The Residence Portmarnock	The Residence PM Limited
OSV-0000184	The Residence Santry	TLC Spectrum Limited

## Publication of Inspection Reports

Section 77A of the Health Act 2007, as amended, allows the Health Information and Quality Authority and Chief Inspector to prepare and publish a report relating to their functions and activities. The final inspection reports of the designated centres for older people outlined in the table below will be published on HIQA's website ([www.hiqa.ie](http://www.hiqa.ie)) on Thursday 2 July 2026.

**Table 2: Final inspection reports of designated centres for older people which will be published on the Authority's website ([www.hiqa.ie](http://www.hiqa.ie)) on 2 July 2026**

OSV ID	Organisation	County	Scheduled Start Date
OSV-0000009	Ashley Lodge Nursing Home	Kildare	16/07/2025
OSV-0000009	Ashley Lodge Nursing Home	Kildare	20/11/2025
OSV-0000729	Athlunkard House Nursing Home	Clare	17/06/2025
OSV-0000729	Athlunkard House Nursing Home	Clare	04/11/2025
OSV-0000320	Beach Hill Manor Private Nursing Home	Donegal	08/07/2025
OSV-0000320	Beach Hill Manor Private Nursing Home	Donegal	04/09/2025
OSV-0000320	Beach Hill Manor Private Nursing Home	Donegal	16/12/2025
OSV-0000014	Belmont House Private Nursing Home	Co. Dublin	01/07/2025
OSV-0000014	Belmont House Private Nursing Home	Co. Dublin	22/12/2025
OSV-0000014	Belmont House Private Nursing Home	Co. Dublin	10/03/2026
OSV-0000322	Brentwood Manor Private Nursing Home	Donegal	18/06/2025
OSV-0000322	Brentwood Manor Private Nursing Home	Donegal	14/11/2025
OSV-0000323	Brindley Manor Private Nursing Home	Donegal	12/06/2025
OSV-0000323	Brindley Manor Private Nursing Home	Donegal	07/11/2025
OSV-0000325	Brookvale Manor Private Nursing Home	Mayo	07/07/2025
OSV-0000325	Brookvale Manor Private Nursing Home	Mayo	11/12/2025
OSV-0000735	Cara Care Centre	Dublin 9	16/07/2025
OSV-0000735	Cara Care Centre	Dublin 9	13/01/2026
OSV-0000694	Firstcare Beneavin House	Dublin 11	27/02/2025
OSV-0000694	Firstcare Beneavin House	Dublin 11	05/06/2025

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OSV-0000694	Firstcare Beneavin House	Dublin 11	11/09/2025
OSV-0000694	Firstcare Beneavin House	Dublin 11	03/03/2026
OSV-0000117	Firstcare Beneavin Lodge	Dublin 11	17/07/2025
OSV-0000117	Firstcare Beneavin Lodge	Dublin 11	05/12/2025
OSV-0000016	Firstcare Blainroe Lodge	Wicklow	11/06/2025
OSV-0000016	Firstcare Blainroe Lodge	Wicklow	11/09/2025
OSV-0000016	Firstcare Blainroe Lodge	Wicklow	07/01/2026
OSV-0000033	Firstcare Earlsbrook House	Wicklow	17/07/2025
OSV-0000033	Firstcare Earlsbrook House	Wicklow	17/02/2026
OSV-0000701	Firstcare Mountpleasant Lodge	Kildare	16/07/2025
OSV-0000701	Firstcare Mountpleasant Lodge	Kildare	01/12/2025
OSV-0000052	Kilminchy Lodge Nursing Home	Laois	01/05/2025
OSV-0000052	Kilminchy Lodge Nursing Home	Laois	22/07/2025
OSV-0000052	Kilminchy Lodge Nursing Home	Laois	08/10/2025
OSV-0000052	Kilminchy Lodge Nursing Home	Laois	13/04/2026
OSV-0004593	Maynooth Lodge Nursing Home	Kildare	10/07/2025
OSV-0004593	Maynooth Lodge Nursing Home	Kildare	11/12/2025
OSV-0000066	Mill Lane Manor Private Nursing Home	Kildare	16/07/2025
OSV-0000066	Mill Lane Manor Private Nursing Home	Kildare	04/12/2025
OSV-0000419	Millbrae Lodge Nursing Home	Tipperary	11/06/2025
OSV-0000419	Millbrae Lodge Nursing Home	Tipperary	05/03/2026
OSV-0000143	The Residence Ashbourne	Meath	10/07/2025
OSV-0000143	The Residence Ashbourne	Meath	04/12/2025
OSV-0005800	The Residence Carton	Dublin 5	01/07/2025
OSV-0005800	The Residence Carton	Dublin 5	14/10/2025
OSV-0005800	The Residence Carton	Dublin 5	31/03/2026
OSV-0000692	The Residence Citywest	Dublin 24	16/07/2025
OSV-0000692	The Residence Citywest	Dublin 24	10/03/2026
OSV-0008962	The Residence Kilkenny	Kilkenny	09/07/2025
OSV-0008962	The Residence Kilkenny	Kilkenny	04/03/2026

OSV-0000684	The Residence Maynooth	Kildare	16/07/2025
OSV-0000684	The Residence Maynooth	Kildare	09/12/2025
OSV-0000184	The Residence Santry	Dublin 9	10/06/2025
OSV-0000184	The Residence Santry	Dublin 9	25/11/2025

# Regulatory Activity

## Regulatory Oversight

Day-to-day regulatory oversight of nursing homes is achieved through registration activity, inspection, the receipt and review of solicited and unsolicited information, and where required, escalating regulatory action. This report provides an overview of the inspections of 24 of the 26 nursing homes listed in Table 1 above and any escalating regulatory that has occurred since 1 June 2025.

The Chief Inspector uses both administrative and legal instruments to ensure improved regulatory compliance and better quality resident care. Administrative actions include:

- Requiring a provider to attend a cautionary meeting or requiring a provider to attend a warning meeting.
- To issue them with a letter warning them that if the issues of concern are not addressed, enforcement action will be taken against them.
- The Chief Inspector may also make a referral to other regulatory or State bodies who may also have responsibility in relation to any issues. These can include the Health and Safety Authority, the Fire Authorities and An Garda Síochana.

The legal enforcement powers of the Chief Inspector include:

- Attaching a restrictive condition to the registration of a centre.
- Cancelling the registration of a centre.
- The enforcement powers of the Chief Inspector have recently been extended to include the issuing of a compliance notice requiring the provider to take specific actions and this notice is enforceable in the District Court.
- The Chief Inspector may also prosecute providers for specific breaches of the Health Act 2007. If the court finds that an offence has been committed, the courts may fine the provider. Such prosecutions can have significant cost and can take extended timeframes. For example, one prosecution took an extended period of time to bring to court and resulted in the provider being fined €500.

The Chief Inspector does not have the powers to issue fines directly.

## Inspection Activity

Inspections of nursing homes are carried out to ensure that residents receive high-quality and safe care and to assess compliance with relevant regulations. Regulatory compliance means that providers are meeting the basic minimum requirements as set out in the regulations. Lines of enquiry for use on inspection are informed by information received by HIQA and the findings of previous inspections.

During inspections, inspectors of social services observe care and practice; observe the building care is being provided from; speak with staff; review documentation; such as care plans; follow-up on previous inspection findings and information received about the service; and speak with residents, relatives and visitors about their experiences of the service. Findings and judgments based on these activities are detailed within the inspection reports for each inspection. Feedback from residents and relatives is reflected in the first section of an inspection report under the title of "*What residents told us and what inspectors observed*"

The Chief Inspector also has a programme of inspection against the *National Standards for Residential Care Settings for Older People in Ireland 2016* with a specific focus on the use of Restrictive Practices. These single focus inspections, designed to drive good practice and quality improvement in reducing the use of restrictive practices, use a different methodology to an inspection that assesses compliance with the regulations.

Between 1 June 2025 and 12 June 2026, the 24 designated centres within the Emeis Ireland group have been inspected 65 times, equating to 145 inspection days. All of these inspections focused on ensuring that residents receive high-quality and safe care and on assessing compliance with key regulations pertinent to resident safety. The number of inspection days reflect the fact that an inspection may occur across a number of days or there may be two or more inspectors on an inspection. Of the 65 inspections completed, 64 were unannounced and one was announced.

Inspections will generally happen during core working hours across the five-day working week, with inspectors arriving in a nursing home between 8am and 10am. However, where there are concerns about issues such as institutional practices, access to social activities in the evening, staffing levels or resident care at times of reduced staffing an inspection may commence earlier or later than the routine start and finish times.

The table below sets out the various inspection start times of the 145 inspection days across between 1 June 2025 and 12 June 2026.

**Table 3: Inspection Start Times per Number of Inspection Days**

<b>Inspection Start Times</b>	<b>Number of Inspection Days</b>
Between 4.00am and 4.59am	2
Between 5.00am and 5.59am	5
Between 6.00am and 6.59am	17
Between 7.00am and 7.59am	38
Between 8.00am and 8.59am	40
Between 9.00am and 9.59am	26
Between 10.00am and 10.59am	5
Between 4.00pm and 4.59pm	5
Between 6.00pm and 6.59pm	5
Between 7.00pm and 7.59pm	2

## **Regulatory Action**

### **Cautionary and Warning Meetings**

As previously set out, the Chief Inspector uses administrative instruments, such as cautionary and warning meetings, to ensure improved regulatory compliance and better quality resident care.

Between 1 June 2025 and 12 June 2026, the Office of the Chief Inspector required registered providers within the Emeis Ireland group to attend one cautionary meeting and four warning meetings. During these meetings, the risk and regulatory concerns were communicated to the registered provider. Following a warning meeting a formal warning letter was issued. A warning letter reiterates the actions required and explicitly outlines the measures that will be taken if the provider does not implement the required changes within a specified time frame. The one cautionary meeting related to Belmont House Private Nursing Home and the four warning meetings related to:

- Athlunkard House Nursing Home
- Belmont House Private Nursing Home
- Kilminchy Lodge Nursing Home
- The Residence Santry.

### **Restrictive Conditions of Registration**

Between 1 June 2025 and 12 June 2026, the Chief Inspector attached nine restrictive conditions to the registration of seven designated centres.

- Beach Hill Manor Private Nursing Home
- Brentwood Manor Private Nursing Home
- Brindley Manor Private Nursing Home
- Firstcare Beneavin House
- Firstcare Blainroe Lodge
- The Residence Carton
- The Residence Santry (three conditions attached).

As of 12 June 2026, there are four restrictive conditions attached to the registration of two designated centres within the Emeis Ireland group.

- Brentwood Manor Private Nursing Home
- The Residence Santry (three conditions attached).

The five conditions attached to the registration of the remaining five nursing homes were removed once inspectors were satisfied that the registered provider had either

complied with the requirements of the condition or made such improvements that the condition was no longer warranted.

### **Referrals to Other Agencies**

Where appropriate, the Chief Inspector and HIQA will make referrals to other agencies<sup>1</sup>.

**Table 4: Referrals to other agencies in relation to the 24 named designated centres between 1 June 2025 and 12 June 2026**

<b>Agency</b>	<b>Number of Referrals</b>
An Garda Síochana	3
County Council	1
Fire Authority	1
Food Safety Authority of Ireland	1
Health and Safety Authority	5
Medical Council	1
Nursing and Midwifery Board of Ireland	2
Workplace Relations Commission	4

In the next section of this report, we set out our regulatory oversight of the 24 nursing homes listed above, and which operate as part of the Emeis Ireland nursing home group.

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<sup>1</sup> Amalgamated data includes referrals made as a result of any available information, including information received as a protected disclosure.

# OSV-0000009 Ashley Lodge Nursing Home

## Introduction

Ashley Lodge Nursing Home is a nursing home in Tully East, Co. Kildare registered to accommodate a maximum of 55 residents. This designated centre is in its eighth cycle of registration, with a registration end date of 6 November 2027.

## Registered Provider

Ashley Lodge Nursing Home Limited is the legal entity which is the registered provider of Ashley Lodge Nursing Home. Ashley Lodge Nursing Home Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 01 June 2025 and 12 June 2026, Ashley Lodge Nursing Home was inspected three times, with the most recent unannounced inspection occurring in May 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspections in May 2026, as the inspection report was not finalised at the time of writing this report.

**Table 5: Regulatory compliance as set out in reports of inspections of Ashley Lodge Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
16/07/2025	Final Report	1	4	5
20/11/2025	Final Report	0	2	9
29/05/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Ashley Lodge Nursing Home has a relatively good regulatory history in respect of ensuring that a high standard of care is provided to the residents living there. There are good systems of clinical oversight which have benefitted from a stable governance and management structure.

Since 1 June 2025, the Chief Inspector progressed an application to vary condition 1 submitted by the registered provider to reflect amendments to the floor plans. These

changes were required to address some issues identified on inspection including a need to improve the storage facilities in the centre and to re-instate a hairdressing room for residents' use. This application was granted by the Chief Inspector, with the decision taking effect in August 2025.

The Deputy Chief Inspector of Social Services made a referral to An Garda Síochána in March 2026, following the receipt of a notification from the registered provider of an incident of alleged or confirmed abuse of a resident. The registered provider had also submitted the required notification to An Garda Síochána. Inspectors of social services continue to liaise with the registered provider and person in charge in respect of this incident in line with the Authority Monitoring Approach.

The most recent inspection of Ashley Lodge Nursing Home took place on 29 May 2026, and the inspection report is being finalised by inspectors.

# OSV-0000729 Athlunkard House Nursing Home

## Introduction

Athlunkard House Nursing Home is a nursing home in Westbury, Co. Clare registered to accommodate a maximum of 103 residents. This designated centre is in its fifth cycle of registration, with a registration end date of 3 July 2026.

## Registered Provider

Athlunkard Nursing Home Limited is the legal entity which is the registered provider of Athlunkard House Nursing Home. Athlunkard Nursing Home Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Athlunkard House Nursing Home was inspected three times, with the most recent unannounced inspection occurring in May 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in May 2026, as the inspection report was not finalised at the time of writing this report.

**Table 6: Regulatory compliance as set out in reports of inspections of Athlunkard House Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
17/06/2025	Final Report	4	5	1
20/11/2025	Final Report	3	4	11
11/05/2026	Draft Report	-	-	-

## Regulatory Oversight Between 1 June 2025 and 12 June 2026

Athlunkard Nursing Home has had a varied history of regulatory compliance. Issues of concern have included the systems in place for the assessment and delivery of care to residents, staff training, residents' rights, infection control and governance and management.

The Deputy Chief Inspector of Social Services made two referrals to An Garda Síochána in August 2025, following the receipt of two separate notifications, from

the registered provider, of incidents of alleged or confirmed abuse of a resident. The registered provider had also submitted the required notifications to An Garda Síochána.

The most recent inspection of Athlunkard Nursing Home took place on 11 May 2026, and the inspection report is being finalised by inspectors.

# OSV-0000320 Beach Hill Manor Private Nursing Home

## Introduction

Beach Hill Manor Private Nursing Home is a nursing home in Fahan, Co. Donegal registered to accommodate a maximum of 48 residents. This designated centre is in its seventh cycle of registration, with a registration end date of 27 March 2029.

## Registered Provider

The Brindley Manor Federation of Nursing Homes Limited is the legal entity which is the registered provider of Beach Hill Manor Private Nursing Home. The Brindley Manor Federation of Nursing Homes Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Beach Hill Manor Private Nursing Home was inspected four times, with the most recent unannounced inspection occurring in June 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in June 2026, as the inspection report was not finalised at the time of writing this report.

**Table 7: Regulatory compliance as set out in reports of inspections of Beach Hill Manor Private Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
08/07/2025	Final Report	7	3	6
04/09/2025	Final Report	9	0	2
16/12/2025	Final Report	1	3	8
05/06/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Further to the findings of inspections in this designated centre, the Chief Inspector attached a restrictive condition to the registration of the designated centre pursuant to section 51 of the Act. This restrictive condition ceased admissions to the

designated centre until such time as the registered provider achieved compliance with the requirements of the condition. The purpose of such a restrictive condition is to prevent the admission of any new resident into a nursing home where there is poor regulatory compliance while also focusing the efforts of staff on improving the care of the residents that are already living in the nursing home. In addition, reduced resident numbers can significantly reduce the income from the nursing home incentivising the provider to take any necessary action required to address the quality of care issues effectively. This restrictive condition has since been removed as the Chief Inspector was satisfied that the removal was appropriate in the circumstances and would not adversely impact the residents living in the designated centre.

In January 2026, the Chief Inspector also progressed an application to vary condition 1 submitted by the registered provider to reflect an increase in staffing levels committed to in the statement of purpose for the nursing home.

Like many buildings in that area of the country, the registered provider must contend with the difficulties of MICA and to date has been forthcoming with the regulator in relation to this. The regulatory plan includes ensuring an inspection every two years by an inspector with specialist expertise in fire and estates. The registered provider has also committed to ensuring that the building structure is reviewed every five years or sooner if required and submitting of a copy of the review to the Chief Inspector.

The most recent inspection of Beach Hill Manor Private Nursing Home took place on 5 June 2026, and the inspection report is being finalised by inspectors.

# OSV-0000014 Belmont House Private Nursing Home

## Introduction

Belmont House Private Nursing Home is a nursing home in Stillorgan, Co. Dublin registered to accommodate a maximum of 156 residents. This designated centre is in its seventh cycle of registration, with a registration end date of 23 June 2028.

## Registered Provider

Belmont Care Limited is the legal entity which is the registered provider of Belmont House Private Nursing Home. Belmont Care Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Belmont House Private Nursing Home was inspected three times, with the most recent unannounced inspection occurring in March 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 8: Regulatory compliance as set out in reports of inspections of Belmont House Private Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
01/07/2025	Final Report	1	4	5
22/12/2025	Final Report	4	1	4
10/03/2026	Final Report	3	3	7

## Regulatory Oversight between 1 June 2025 and 12 June 2026

The deterioration of regulatory compliance between July and December was in part due to issues which required closure of the kitchen in the designated centre and concerns regarding the effectiveness of the management and oversight systems within the centre. The registered provider was aware of many of the issues identified during the course of the December inspection and was in the process of implementing additional clinical supervision and managerial oversight. On foot of the

findings of the December inspection, the registered provider voluntarily ceased the admission of new residents to Belmont Nursing Home.

In January 2026, the registered provider of Belmont House Private Nursing Home was requested to attend a warning meeting to discuss the use of two temporary structures which were not registered as part of the designated centre.

Further to the inspection in March 2026, the registered provider was requested to attend a cautionary meeting to discuss the findings of the inspection and the voluntary pause on admissions to the designated centre. It was agreed that admissions could recommence on a phased basis, to allow for the embedding of a robust governance structure.

The most recent inspection of Belmont House Private Nursing Home took place on 10 March 2026, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000322 Brentwood Manor Private Nursing Home

## Introduction

Brentwood Manor Private Nursing Home is a nursing home in Convooy, Co. Donegal registered to accommodate a maximum of 56 residents. This designated centre is in its seventh cycle of registration, with a registration end date of 8 March 2029.

## Registered Provider

The Brindley Manor Federation of Nursing Homes Limited is the legal entity which is the registered provider of Brentwood Manor Private Nursing Home. The Brindley Manor Federation of Nursing Homes Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Brentwood Manor Private Nursing Home was inspected two times, with the most recent unannounced inspection occurring in November 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 9: Regulatory compliance as set out in reports of inspections of Brentwood Manor Private Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
18/06/2025	Final Report	3	4	8
14/11/2025	Final Report	3	4	9

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Brentwood Manor Private Nursing Home has a history of improving regulatory compliance, however inspectors identified regulatory non-compliance with the following regulations on the most recent inspection:

- Regulation 12: Personal Possessions
- Regulation 17: Premises
- Regulation 23: Governance and Management

The registered provider was required to attend a meeting with inspectors of social services on 26 January 2026 in relation to the proposed governance and management of the designated centre, following the receipt of notifications in respect of changes to the person in charge and person(s) participating in the management.

As of 12 June 2026, there is a restrictive condition attached to the registration of this Brentwood Manor Private Nursing Home. This condition was attached due to the registered provider's ongoing failure to address compliance plans from the previous inspections. The requirements of the condition relates to the reconfiguration and refurbishment of bedroom accommodation, to ensure the rights of residents are upheld.

The most recent inspection of Brentwood Manor Private Nursing Home took place on 14 November 2025, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000323 Brindley Manor Private Nursing Home

## Introduction

Brindley Manor Private Nursing Home is a nursing home on the Letterkenny Road, Co. Donegal registered to accommodate a maximum of 42 residents. This designated centre is in its seventh cycle of registration, with a registration end date of 26 March 2029.

## Registered Provider

The Brindley Manor Federation of Nursing Homes Limited is the legal entity which is the registered provider of Brindley Manor Private Nursing Home. The Brindley Manor Federation of Nursing Homes Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Brindley Manor Private Nursing Home was inspected three times, with the most recent unannounced inspection occurring in May 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in May 2026, as the inspection report was not finalised at the time of writing this report.

**Table 10: Regulatory compliance as set out in reports of inspections of Brindley Manor Private Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
12/06/2025	Final Report	5	2	3
07/11/2026	Final Report	1	7	5
11/05/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Further to the findings of inspections in this designated centre, the Chief Inspector attached a restrictive condition of registration pursuant to section 51 of the Act. This restrictive condition ceased admissions to the designated centre until such time as

the registered provider achieved compliance with the requirements of the condition. The purpose of such a restrictive condition is to prevent the admission of any new resident into a nursing home where there is poor regulatory compliance, while also focusing the efforts of staff on improving the care of the residents that are already living in the nursing home. In addition, reduced resident numbers can significantly reduce the income from the nursing home incentivising the provider to take any necessary action required to address the quality of care issues effectively. This restrictive condition has since been removed as the Chief Inspector was satisfied that the removal was appropriate in the circumstances and would not adversely impact the residents living in the designated centre.

In November 2025, the Chief Inspector also progressed an application to vary condition 1 submitted by the registered provider to reflect an increase in staffing levels committed to in the statement of purpose for the nursing home.

The most recent inspection of Brindley Manor Private Nursing Home took place on 11 May 2026, and the inspection report is being finalised by inspectors.

# OSV-0000325 Brookvale Manor Private Nursing Home

## Introduction

Brookvale Manor Private Nursing Home is a nursing home in Ballyhaunis, Co. Mayo registered to accommodate a maximum of 50 residents. This designated centre is in its sixth cycle of registration, with a registration end date of 21 July 2026.

## Registered Provider

The Brindley Manor Federation of Nursing Homes Limited is the legal entity which is the registered provider of Brookvale Manor Private Nursing Home. The Brindley Manor Federation of Nursing Homes Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Brookvale Manor Private Nursing Home was inspected three times, with the most recent unannounced inspection occurring in April 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in April 2026, as the inspection report was not finalised at the time of writing this report.

**Table 11: Regulatory compliance as set out in reports of inspections of Brookvale Manor Private Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
07/07/2025	Final Report	0	3	8
11/12/2025	Final Report	2	3	8
28/04/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Brookvale Manor Private Nursing Home has a history of improving regulatory compliance, however inspectors identified regulatory non-compliance with the following regulations during the inspection in December 2025:

- Regulation 18: Food and Nutrition

- Regulation 23: Governance and Management

The most recent inspection of Brookvale Manor Private Nursing Home took place on 28 April 2026, and the inspection report is being finalised by inspectors.

# OSV-0000735 Cara Care Centre

## Introduction

Cara Care Centre is a nursing home in Santry, Dublin 9 registered to accommodate a maximum of 102 residents. This designated centre is in its third cycle of registration, with a registration end date of 05 January 2029.

## Registered Provider

Orbitview Limited is the legal entity which is the registered provider of Cara Care Centre. Orbitview Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Cara Care Centre was inspected two times, with the most recent unannounced inspection occurring in January 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 12: Regulatory compliance as set out in reports of inspections of Cara Care Centre between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
16/07/2025	Final Report	0	6	7
13/01/2026	Final Report	0	4	7

## Regulatory Oversight between 01 June 2025 and 12 June 2026

Cara Care Centre has a history of improving regulatory compliance, and there were no findings of regulatory non-compliance during inspections completed in July 2025 and January 2026.

In July 2025, the Chief Inspector also progressed an application to vary condition 1 submitted by the registered provider to reflect amendments to the staffing levels committed to in the statement of purpose for the nursing home and to reflect changes to the floor plan of the designated centre.

This will ensure that the registered provider provides the care and services to residents as described in their statement of purpose and for which this centre is registered. It ensures that a registered provider at all times has in place the

necessary services and facilities to comprehensively assure the health, personal and social wellbeing of residents.

The most recent inspection of Cara Care Centre took place on 13 January 2026, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000694 Firstcare Beneavin House

## Introduction

Firstcare Beneavin House is a nursing home in Glasnevin, Dublin 11 registered to accommodate a maximum of 150 residents. This designated centre is in its second cycle of registration, with a registration end date of 28 November 2026.

## Registered Provider

Firstcare Beneavin House Limited is the legal entity which is the registered provider of Firstcare Beneavin House. Firstcare Beneavin House Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Firstcare Beneavin House was inspected three times, with the most recent unannounced inspection occurring in March 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 13: Regulatory compliance as set out in reports of inspections of Firstcare Beneavin House between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
05/06/2025	Final Report	3	3	5
11/09/2025	Final Report	3	3	10
03/03/2026	Final Report	3	3	7

## Regulatory Oversight Between 1 June 2025 and 12 June 2026

Further to the findings of inspections in this designated centre, the Chief Inspector attached a restrictive condition of registration pursuant to section 51 of the Act. This restrictive condition ceased admissions to the designated centre until such time as the registered provider achieved compliance with the requirements of the condition. The purpose of such a restrictive condition is to prevent the admission of any new resident into a nursing home where there is poor regulatory compliance, while also focusing the efforts of staff on improving the care of the residents that are already living in the nursing home. In addition, reduced resident numbers can significantly

reduce the income from the nursing home incentivising the provider to take any necessary action required to address the quality of care issues effectively. This restrictive condition has since been removed as the Chief Inspector was satisfied that the removal was appropriate in the circumstances and would not adversely impact the residents living in the designated centre.

In September 2025, the Chief Inspector granted an application to vary condition 1 submitted by the registered provider to reflect the amended staffing levels contained in the statement of purpose.

The registered provider was required to attend a meeting with inspectors of social services on 3 November 2025 in relation to the proposed governance and management of the designated centre, following the receipt of notifications in respect of changes to the person in charge and person(s) participating in the management.

The most recent inspection of Firstcare Beneavin House took place on 3 March 2026, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000117 Firstcare Beneavin Lodge

## Introduction

Firstcare Beneavin Lodge is a nursing home in Glasnevin, Dublin 11 registered to accommodate a maximum of 70 residents. This designated centre is in its second cycle of registration, with a registration end date of 23 November 2026.

## Registered Provider

Firstcare Beneavin Lodge Limited is the legal entity which is the registered provider of Firstcare Beneavin Lodge. Firstcare Beneavin Lodge Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Firstcare Beneavin Lodge was inspected three times, with the most recent unannounced inspection occurring in December 2025. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 14: Regulatory compliance as set out in reports of inspections of Firstcare Beneavin Lodge between 01 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
05/06/2025	No Report <sup>2</sup>	-	-	-
17/07/2025	Final Report	0	3	9
05/12/2025	Final Report	0	2	7

## Regulatory Oversight between 01 June 2025 and 12 June 2026

Firstcare Beneavin Lodge has had a good regulatory history and there were no findings of regulatory non-compliance during inspections completed in July and December 2025. The registered provider continues to demonstrate their ability to

<sup>2</sup> An inspection on 5 June 2025 was carried out to ensure that no resources from this centre were redeployed to two other designated centres on the same campus while inspections of those two centres were underway. Inspectors spoke to residents and relatives and once satisfied that residents were safe, left the centre and returned in the following weeks to carry out an inspection.

respond effectively to inspections findings and to sustain the necessary improvements to ensure the care and welfare of residents.

The most recent inspection of Firstcare Beneavin Lodge took place on 5 December 2025, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000016 Firstcare Blainroe Lodge

## Introduction

Firstcare Blainroe Lodge is a nursing home in Blainroe, Co. Wicklow registered to accommodate a maximum of 66 residents. This designated centre is in its second cycle of registration, with a registration end date of 11 October 2026.

## Registered Provider

Firstcare Blainroe Lodge Limited is the legal entity which is the registered provider of Firstcare Blainroe Lodge. Firstcare Blainroe Lodge Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Firstcare Blainroe Lodge was inspected three times, with the most recent unannounced inspection occurring in January 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 15: Regulatory compliance as set out in reports of inspections of Firstcare Blainroe Lodge between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
11/06/2025	Final Report	5	5	5
11/09/2025	Final Report	4	1	3
07/01/2026	Final Report	0	0	7

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Further to the findings of inspections in this designated centre, the Chief Inspector attached a restrictive condition of registration pursuant to section 51 of the Act. This restrictive condition ceased admissions to the designated centre until such time as the registered provider achieved compliance with the requirements of the condition. The purpose of such a restrictive condition is to prevent the admission of any new resident into a nursing home where there is poor regulatory compliance while also focusing the efforts of staff on improving the care of the residents that are already living in the nursing home. In addition, reduced resident numbers can significantly

reduce the income from the nursing home incentivising the provider to take any necessary action required to address the quality of care issues effectively. This restrictive condition has since been removed as the Chief Inspector was satisfied that the removal was appropriate in the circumstances and would not adversely impact the residents living in the designated centre.

The Chief Inspector progressed two applications to vary conditions 1 and 3 of registration of the Firstcare Blainroe Lodge. The variation to condition 1 reflected the amended staffing levels contained in the statement of purpose, while the registered provider also applied to vary condition 3 to reduce the maximum number of residents that can be accommodated in the designated centre from 72 to 66. Both applications to vary were granted by the Chief Inspector, with the decision to vary condition 1 taking effect in October 2025 and the decision to vary condition 3 taking effect in February 2026.

The most recent inspection of Firstcare Blainroe Lodge took place on 7 January 2026, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000033 Firstcare Earlsbrook House

## Introduction

Firstcare Earlsbrook House is a nursing home in Bray, Co. Wicklow registered to accommodate a maximum of 51 residents. This designated centre is in its second cycle of registration, with a registration end date of 30 November 2026.

## Registered Provider

Firstcare Earlsbrook House Limited is the legal entity which is the registered provider of Firstcare Earlsbrook House. Firstcare Earlsbrook House Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Firstcare Earlsbrook House was inspected two times, with the most recent unannounced inspection occurring in February 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 16: Regulatory compliance as set out in reports of inspections of Firstcare Earlsbrook House between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
17/07/2025	Final Report	3	0	9
17/02/2026	Final Report	0	0	8

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Inspectors found that regulatory compliance improved between the inspection completed in July 2025 and the subsequent inspection in February 2026. There were no findings of regulatory non-compliance during the inspection completed in February 2026, reflecting the registered provider's commitment to ensure the safety of residents and that regulatory compliance is achieved.

The Chief Inspector progressed two applications to vary conditions 1 and 3 of registration of the Firstcare Earlsbrook House. Through the variations to condition 1 and 3, the registered provider sought to reduce the maximum number of residents that could be accommodated in the designated centre from 63 to 51. Both

applications to vary were granted by the Chief Inspector, with the decisions taking effect in March 2026.

The most recent inspection of Firstcare Earlsbrook House took place on 17 February 2026, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000701 Firstcare Mountpleasant Lodge

## Introduction

Firstcare Mountpleasant Lodge is a nursing home in Kilcock, Co. Kildare registered to accommodate a maximum of 81 residents. This designated centre is in its second cycle of registration, with a registration end date of 27 October 2026.

## Registered Provider

Firstcare Mountpleasant Lodge Limited is the legal entity which is the registered provider of Firstcare Mountpleasant Lodge. Firstcare Mountpleasant Lodge Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Firstcare Mountpleasant Lodge was inspected three times, with the most recent unannounced inspection occurring in May 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in May 2026, as the inspection report was not finalised at the time of writing this report.

**Table 17: Regulatory compliance as set out in reports of inspections of Firstcare Mountpleasant Lodge between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
16/07/2025	Final Report	1	2	9
01/12/2025	Final Report	0	2	6
19/05/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Firstcare Mountpleasant Lodge has had a good regulatory history. The centre benefits from a strong governance and management team that is proactive in ensuring residents are provided with a high standard of care and maintain good oversight of centre and good transparent communication with resident and their families. The registered provider is responsive to inspection findings and proactive in identifying shortcomings and respond appropriately.

The registered provider was required to attend a meeting with inspectors of social services on 25 July 2025 in relation to fire safety concerns which were identified in the July 2025 inspection. The registered provider did not own the building and had a valid lease in place, however access to supportive documentation was not available. While a fire safety risk assessment had been completed in advance of taking on the lease, it was not informed by the approved fire certificate for the building and consequently had not identified significant concerns in respect of changes made to the premises, which adversely impacted the safety of the building. The provider committed to effectively responding to and addressing the issues identified by inspectors. The registered provider was required to contact the local fire authority and advise them of the identified risks. A fire officer from the local fire authority subsequently attended the designated centre.

Regulation 28: Fire Precautions was not assessed on the inspection of December 2025 as the programme of works implemented post the July inspection was still underway. Inspectors observed that action had been taken to mitigate the risk to residents and staff in the interim of completion of the necessary works.

The most recent inspection of Firstcare Mountpleasant Lodge took place on 19 May 2026, and the inspection report is being finalised by inspectors.

# OSV-0000052 Kilminchy Lodge Nursing Home

## Introduction

Kilminchy Lodge Nursing Home is a nursing home in Kilminchy, Co. Laois registered to accommodate a maximum of 74 residents. This designated centre is in its seventh cycle of registration, with a registration end date of 31 January 2028.

## Registered Provider

Kilminchy Lodge Nursing Home Limited is the legal entity which is the registered provider of Kilminchy Lodge Nursing Home. Kilminchy Lodge Nursing Home Nursing Home Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Kilminchy Lodge Nursing Home was inspected three times, with the most recent unannounced inspection occurring in April 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 18: Regulatory compliance as set out in reports of inspections of Kilminchy Lodge Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
22/07/2025	Final Report	8	3	2
08/10/2025	Final Report	1	1	8
13/04/2026	Final Report	0	4	6

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Further to the findings of the inspection in July 2025, the registered provider of Kilminchy Lodge Nursing Home was required to attend a warning meeting. The registered provider was issued with a formal letter warning, which warned that the Chief Inspector may attach an additional condition of registration to the designated centre if the registered provider does not come into compliance.

The Chief Inspector issued a Notice of Proposed Decision to attach a condition ceasing admissions pursuant to section 51 of the Act following this inspection.

However, this did not proceed to Notice Decision, as improved compliance was identified during a subsequent inspection in October 2025. A further inspection was carried out in April 2026 to assess if those improvements were sustained.

The most recent inspection of Kilminchy Lodge Nursing Home took place on 13 April 2026, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0004593 Maynooth Lodge Nursing Home

## Introduction

Maynooth Lodge Nursing Home is a nursing home in Maynooth, Co. Kildare registered to accommodate a maximum of 85 residents. This designated centre is in its third cycle of registration, with a registration end date of 14 April 2028.

## Registered Provider

The Brindley Manor Federation of Nursing Homes Limited is the legal entity which is the registered provider of Maynooth Lodge Nursing Home. The Brindley Manor Federation of Nursing Homes Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Maynooth Lodge Nursing Home was inspected three times, with the most recent unannounced inspection occurring in May 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in May 2026, as the inspection report was not finalised at the time of writing this report.

**Table 19: Regulatory compliance as set out in reports of inspections of Maynooth Lodge Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
10/07/2025	Final Report	0	0	12
11/12/2025	Final Report	0	1	11
25/05/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

There were no findings of regulatory non-compliance during the inspection completed in July and December 2025, reflecting the registered provider's commitment to ensure the safety of residents and that regulatory compliance is achieved.

The most recent inspection of Maynooth Lodge Nursing Home took place on 25 May 2026, and the inspection report is being finalised by inspectors.

# OSV-0000066 Mill Lane Manor Private Nursing Home

## Introduction

Mill Lane Manor Private Nursing Home is a nursing home in Naas, Co. Kildare registered to accommodate a maximum of 70 residents. This designated centre is in its sixth cycle of registration, with a registration end date of 13 February 2027.

## Registered Provider

The Brindley Manor Federation of Nursing Homes Limited is the legal entity which is the registered provider of Mill Lane Manor Private Nursing Home. The Brindley Manor Federation of Nursing Homes Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Mill Lane Manor Private Nursing Home was inspected three times, with the most recent unannounced inspection occurring in May 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in May 2026, as the inspection report was not finalised at the time of writing this report.

**Table 20: Regulatory compliance as set out in reports of inspections of Mill Lane Manor Private Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
16/07/2025	Final Report	0	6	10
04/12/2025	Final Report	1	2	6
19/05/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Mill Lane Manor Private Nursing Home continues on a trajectory of improved regulatory compliance; however, the registered provider was found to be not compliant with Regulation 5: Individual Assessment and Care Plan during the inspection in December 2025. During a subsequent inspection in May 2026

inspectors found improved compliance with this regulation, however further action is required to ensure full compliance will be achieved.

The most recent inspection of Mill Lane Manor Private Nursing Home took place on 19 May 2026, and the inspection report is being finalised by inspectors.

# OSV-0000419 Millbrae Lodge Nursing Home

## Introduction

Millbrae Lodge Nursing Home is a nursing home in Newport, Co. Tipperary registered to accommodate a maximum of 81 residents. This designated centre is in its seventh cycle of registration, with a registration end date of 30 September 2028.

## Registered Provider

Millbrae Lodge Nursing Home Limited is the legal entity which is the registered provider of Millbrae Lodge Nursing Home. Millbrae Lodge Nursing Home Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, Millbrae Lodge Nursing Home was inspected twice, with the most recent unannounced inspection occurring in March 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 21: Regulatory compliance as set out in reports of inspections of Millbrae Lodge Nursing Home between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
11/06/2025	Final Report	4	3	8
05/03/2026	Final Report	2	3	8

## Regulatory Oversight between 1 June 2025 and 12 June 2026

During inspections in June 2025 and March 2026, inspectors identified that the registered provider had not complied with Regulation 31: Notification of Incidents. During the inspection in March 2026, inspectors also found that the registered provider was not compliant with Regulation 5: Individual Assessment and Care Plan. The registered provider was required to provide assurances that they will achieve compliance with these regulations as part of their response to the inspection report, and this response will be assessed on subsequent inspections of the designated centre.

The most recent inspection of Millbrae Lodge Nursing Home took place on 5 March 2026, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000143 The Residence Ashbourne

## Introduction

The Residence Ashbourne is a nursing home in Ashbourne, Co. Meath registered to accommodate a maximum of 74 residents. This designated centre is in its sixth cycle of registration, with a registration end date of 10 August 2026.

## Registered Provider

The Residence AB Limited is the legal entity which is the registered provider of The Residence Ashbourne. The Residence AB Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, The Residence Ashbourne was inspected three times, with the most recent unannounced inspection occurring in June 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in June 2026, as the inspection report was not finalised at the time of writing this report.

**Table 22: Regulatory compliance as set out in reports of inspections of The Residence Ashbourne between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
10/07/2025	Final Report	0	1	9
04/12/2025	Final Report	0	1	11
03/06/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

The registered provider of The Residence Ashbourne has continued on an improved trajectory of regulatory compliance, with no findings of regulatory non-compliance during the inspections completed in July and December 2025. This level of compliance reflects the registered provider's commitment to ensure the safety of residents and that regulatory compliance is achieved.

The most recent inspection of The Residence Ashbourne took place on 3 June 2026, and the inspection report is being finalised by inspectors.

# OSV-0005800 The Residence Carton

## Introduction

The Residence Carton is a nursing home in Raheny, Dublin 5 registered to accommodate a maximum of 150 residents. This designated centre is in its third cycle of registration, with a registration end date of 2 December 2027.

## Registered Provider

TLC Spectrum Limited is the legal entity which is the registered provider of The Residence Carton. TLC Spectrum Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, The Residence Carton was inspected three times, with the most recent unannounced inspection occurring in March 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 23: Regulatory compliance as set out in reports of inspections of The Residence Carton between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
01/07/2025	Final Report	8	2	3
14/10/2025	Final Report	0	4	7
31/03/2026	Final Report	0	3	12

## Regulatory Oversight between 01 June 2025 and 12 June 2026

Further to the findings of inspections in this designated centre, the Chief Inspector attached a restrictive condition of registration pursuant to section 51 of the Act. This restrictive condition ceased admissions to the designated centre until such time as the registered provider achieved compliance with the requirements of the condition. The purpose of such a restrictive condition is to prevent the admission of any new resident into a nursing home where there is poor regulatory compliance while also focusing the efforts of staff on improving the care of the residents that are already living in the nursing home. In addition, reduced resident numbers can significantly reduce the income from the nursing home incentivising the provider to take any necessary action required to address the quality of care issues effectively. This

restrictive condition has since been removed as the Chief Inspector was satisfied that the removal was appropriate in the circumstances and would not adversely impact the residents living in the designated centre.

The registered provider was required to attend a meeting with inspectors of social services on 3 November 2025 in relation to the registration of The Residence Carton. Further to this meeting, the Chief Inspector progressed two applications to vary conditions of registration of The Residence Carton. Firstly, the registered provider applied to vary condition 1 to reflect the amended staffing levels contained in the statement of purpose. This application was granted by the Chief Inspector, with the decision taking effect in August 2025. Thereafter the registered provider applied to vary conditions 1 and 3, seeking to reduce the maximum number of residents that could be accommodated in the designated centre from 163 to 150. Both applications to vary were granted by the Chief Inspector, with the decisions taking effect in November 2025.

The most recent inspection of The Residence Carton took place on 31 March 2026, and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000692 The Residence Citywest

## Introduction

The Residence Citywest is a nursing home in Fortunestown, Dublin 24 registered to accommodate a maximum of 119 residents. This designated centre is in its third cycle of registration, with a registration end date 09 January 2029.

## Registered Provider

Cubedale Limited is the legal entity which is the registered provider of The Residence Citywest. Cubedale Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, The Residence Citywest was inspected two times, with the most recent unannounced inspection occurring in March 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 24: Regulatory compliance as set out in reports of inspections of The Residence Citywest between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
16/07/2025	Final Report	2	6	11
10/03/2026	Final Report	0	4	9

## Regulatory Oversight between 1 June 2025 and 12 June 2026

While the registered provider was found to be not compliant with Regulation 7: Managing Behaviour that is Challenging and Regulation 21: Records during the inspection in July 2025, inspectors found that the registered provider had taken action to achieve compliance with both regulations at the time of the inspection in March 2026. Furthermore, there were no findings of regulatory non-compliance during the inspection completed in March 2026. This inspection evidenced good levels of compliance with regulations, and residents and families expressed their satisfaction with the service in the nursing home.

The registered provider was required to attend a meeting with inspectors of social services on 18 September 2025 in relation to the registration renewal of The Residence Citywest. Further to this meeting, the registered provider was required to submit assurances to the office of the Chief Inspector. Thereafter, the renewal of registration was granted with effect from 10 January 2026.

The most recent inspection of The Residence Citywest took place on 10 March 2026 and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0008962 The Residence Kilkenny

## Introduction

The Residence Kilkenny is a nursing home in Loughboy, Co. Kilkenny registered to accommodate a maximum of 80 residents. This designated centre is in its first cycle of registration, with a registration end date of 13 April 2028.

## Registered Provider

The Residence KK Limited is the legal entity which is the registered provider of The Residence Kilkenny. The Residence KK Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, The Residence Kilkenny was inspected two times, with the most recent unannounced inspection occurring in March 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below.

**Table 25: Regulatory compliance as set out in reports of inspections of The Residence Kilkenny between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
09/07/2025	Final Report	1	1	22
04/03/2026	Final Report	0	3	13

## Regulatory Oversight between 1 June 2025 and 12 June 2026

The Residence Kilkenny was registered as a new designated centre for older people on 14 January 2025. Throughout 2025, the person in charge submitted a weekly update to inspectors of social services setting out any new admissions to the designated centre and any changes in staffing to align with the increased occupancy.

During the most recent inspection of the designated centre in March 2026, inspectors found that the registered provider had achieved compliance with Regulation 17: Premises, which was previously found to be not compliant.

The most recent inspection of The Residence Kilkenny took place on 4 March 2026 and all reports listed in the above table will be available on HIQA's website from 2 July 2026.

# OSV-0000684 The Residence Maynooth

## Introduction

The Residence Maynooth is a nursing home in Maynooth, Co. Kildare registered to accommodate a maximum of 121 residents. This designated centre is in its third cycle of registration, with a registration end date of 5 January 2029.

## Registered Provider

Veritdale Limited is the legal entity which is the registered provider of The Residence Maynooth. Veritdale Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, The Residence Maynooth was inspected two times, with the most recent unannounced inspection occurring in December 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in June 2026, as the inspection report was not finalised at the time of writing this report.

**Table 26: Regulatory compliance as set out in reports of inspections of The Residence Maynooth between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
16/07/2025	Final Report	0	3	10
09/12/2025	Final Report	0	1	8
10/06/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

Pre-June 2025 the Chief Inspector has had significant engagement with Veritdale Limited in an effort to bring the centre into regulatory compliance and ensure a safe and high-quality service for the residents living there.

Since 1 June 2025, the Chief Inspector progressed three applications to vary conditions of registration which were submitted by the registered provider:

- An application to vary condition 1 has been granted and took effect from 7 August 2025. This variation amends the statement of purpose and floor plans referenced in condition 1, to reflect the reduced occupancy in the designated centre.
- An application to vary condition 3 has been granted and took effect from 7 August 2025. This variation reduced the maximum occupancy levels from 123 to 121.
- An application to remove the restrictive condition, applied before 1 June 2025, which ceased admissions to two rooms in the designated centre was granted and took effect from 7 August 2025. Compliance with the requirements of this restrictive condition is reflected in the reduction in the maximum occupancy levels.

The most recent inspection of The Residence Maynooth took place on 10 June 2026 and the inspection report is being finalised by inspectors.

# OSV-0009182 The Residence Portmarnock

## Introduction

The Residence Portmarnock is a nursing home in Portmarnock, Co. Dublin registered to accommodate a maximum of 33 residents. This is a newly registered designated centre is in its first cycle of registration, with a registration end date of 8 April 2029.

## Registered Provider

The Residence PM Limited is the legal entity which is the registered provider of The Residence Portmarnock. The Residence PM Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Inspectors completed a site visit of The Residence Portmarnock prior to granting the application to register it as a designated centre for older people. This site visit was completed in January 2026. This building was visited prior to registration in order to determine that the intended provider would comply with relevant regulations and standards. As the building was not a registered centre at the time of this visit and Residence PM Limited was not a registered provider a report of this visit is not published.

## Regulatory Oversight between 9 April and 12 June 2026

The Residence Portmarnock was registered as a new designated centre for older people on 9 April 2026. A site visit of the premises was completed on 22 January 2026 to inform the registration decision. This site visit incorporated input from the inspectors of social services with expertise in the area of infection prevention and control and fire and estates. The response to the site visit letter was accepted and the centre was registered on 9 April 2026 with no restrictive condition.

# OSV-0000184 The Residence Santry

## Introduction

The Residence Santry is a nursing home in Santry, Dublin 9 registered to accommodate a maximum of 46 residents. This designated centre is in its third cycle of registration, with a registration end date of 9 January 2029.

## Registered Provider

TLC Spectrum Limited is the legal entity which is the registered provider of The Residence Santry. TLC Spectrum Limited is a company comprised of four company directors and a company secretary.

## Inspection History

Between 1 June 2025 and 12 June 2026, The Residence Santry was inspected three times, with the most recent unannounced inspection occurring in May 2026. An overview of the regulatory compliance reported per inspection is detailed in the table below. Please note that this table does not include the findings of the inspection in May 2026, as the inspection report was not finalised at the time of writing this report.

**Table 27: Regulatory compliance as set out in reports of inspections of The Residence Santry between 1 June 2025 and 12 June 2026**

Date of Inspection	Report Status	Not Compliant	Substantially Compliant	Compliant
10/06/2025	Final Report	2	5	7
21/11/2025	Final Report	3	3	5
21/05/2026	Draft Report	-	-	-

## Regulatory Oversight between 1 June 2025 and 12 June 2026

The Residence Santry has had a chequered history of compliance over the past five years. Repeated inspections found sustained good levels of care and clinical oversight with good regulatory compliance in respect of the management of residents' individual health and social care needs. However, significant and repeated concerns in respect of the governance and management and oversight of premises and fire safety persisted, which led to escalating regulatory action.

Further to the inspection in November 2025, the Chief Inspector made a referral to the local fire authority due to concerns regarding The Residence Santry. The

registered provider was also requested to attend a warning meeting further to the concerns identified during the November 2025 inspection.

The Chief Inspector granted an application to renew the registration of The Residence Santry, which took effect from 10 January 2026. As part of this decision and due to serious concerns regarding premises and fire safety, additional conditions of registration were attached. As of 12 June 2026, there are three restrictive conditions attached to the registration of The Residence Santry:

- One of these conditions requires the registered provider to fully refurbish the designated centre by 30 September 2026.
- There is a further condition which prohibits the registered provider from accommodating residents on the third floor of the designated centre until such time as they have met the regulatory requirements of Regulation 17: Premises and Regulation 28: Fire Precautions.
- The final restrictive condition prohibits the registered provider from admitting or transferring residents internally to the second floor of the designated centre.

The most recent inspection of The Residence Santry took place on 21 May 2026, and the inspection report is being finalised by inspectors.

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