



Premises Management Policy

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Introduction

This is a key document which applies to all staff of the school. The policy is available to all parents, prospective parents, school governors, authorised Inspectors. Effective management of school buildings is the role and responsibility of the Site Manager. Ultimately, the responsibility lies with the Federation Governing Body.

This document is reviewed annually by the Executive Head Teacher and the Site Manager or as events or legislation change requires.

The Federation is fully committed to ensuring that the application of this policy is non-discriminatory in line with the UK Equality Act (2010).

The Federation of St Helen's and St Mary's has a duty to ensure that buildings under their control comply with appropriate statutory, regulatory and corporate standards. This task is becoming increasingly complex, onerous and difficult due to current legislation.

The Federation needs to consider the building;

- Condition – focus on the physical state of the premises to ensure safe and continuous operation as well as other issues involving building regulations and other non-education statutory requirements.
- Suitability – focus on the quality of the premises to meet curriculum or management needs and other issues impacting on the role of the school in raising educational standards.

2. What Legislation Applies to the Schools?

The Education (School Premises) Regulations 1999 - which prescribe minimum standards for school premises. They include a general requirement that every part of a school's premises must be such as to reasonably assure the health, safety and welfare of the occupants.

- The Health and Safety at Work Act 1974 (HSWA). This is the enabling act which sets out the broad principles for managing health and safety legislation in workplaces, which places a general duty on employers to "ensure so far as is reasonably practicable the health, safety and welfare at work of all their employees" and requires employers to conduct their undertaking in a way that does not pose risk to the health and safety of non-employees. The HSWA is the main health and safety legislation.
- The Workplace (Health, Safety and Welfare) Regulations 1992 - which outline provisions that must be made in relation to the work environment.
- The Management of Health and Safety at Work Regulations 1999 (MHSWR).
- Approved Codes of Practice (ACOPs) and Health and Safety Executive (HSE) guidance documents and standards.
- Building Regulations which are a legal requirement aimed at achieving adequate standards for the construction of buildings. They are laid down by Parliament and are supported by separate documents containing practical and technical guidance on compliance, which are known as 'Approved Documents'.

The school premises are constantly monitored by the Site Manager, the Executive Head Teacher, and by a range of teams/individuals who report their observations/concerns to the Site Manager and SLT. The school gives due regard to the regulations listed above.

The Site Manager is responsible for;

- Manage repair or improvement projects

The Executive Head Teacher is responsible for;

- Preparing a Long Term Maintenance Plan which is prioritised within available budgets using the School Development Plan
- Preparing policies for security, fire safety, health and safety, including monitoring processes
- Ensuring that risk assessments are prepared and acted upon
- Employing professional Property Advisers, as required, to ensure larger projects are undertaken to an acceptable standard and compliant with relevant legislation and regulations.
- Developing the Asset Management Plan

The school undertakes the following as prescribed by legislation;

1. The school ensures that the regular maintenance is carried out, in accordance with best practice and as required by legislation including the following;

- a) Air Conditioning units checks
- b) Boiler maintenance
- c) Electrical appliances checks
- d) Fixed electrical installation testing
- e) Emergency lighting testing
- f) Local Extraction Ventilation
- g) Fire risk assessments
- h) Fire alarm testing
- i) Fire door checks
- j) Fire extinguisher checks
- k) PE/Gym equipment safety checks
- l) Gas appliances safety checks
- m) Gas pipe soundness checks
- n) Kitchen deep cleaning
- o) Lift safety checks
- p) Machinery tooling checks
- q) Pressure vessel checks

Water Supply (Legionella);

The school arranges regular risk assessments and testing of water systems (water storage tanks, shower systems and other systems which potentially hold water at a temperature between 20 and 45°C) for all premises is arranged to ensure that:

- the school has a wholesome supply of water for domestic purposes including a supply of drinking water.

- WCs and urinals have an adequate supply of cold water and washbasins, sinks (including deep sinks) and showers have an adequate supply of hot and cold water.
- the temperature of hot water supplies to showers shall not exceed 43°C.
- the school has a programme of installing TMV at hand basins.

Asbestos

The school maintains an asbestos register which contains a copy of the asbestos survey, this shows where in the premises asbestos has been identified or is suspected. Approved registered contractors are employed to deal with any removals (where premises contain asbestos, this does not mean that there is a danger to health, safety or welfare. If the asbestos is in good condition and is not in an area where it will be damaged by every day activities then it is safer to leave it in place).

3. Drainage

The school ensures that there is an adequate drainage system for hygienic purposes and the disposal of wastewater and surface water by carrying out regular visual checks and calling in drainage specialists should problems arise.

4. Glazing

The school ensures that any glass that is likely to cause injury if it is broken is either replaced or made safe. A safety material (e.g. laminated or toughened glass) is specified.

5. Accommodation

The school ensures that there is a satisfactory standard and adequate maintenance of decoration by implementing a planned programme of redecoration through the annual adaptation and summer programme of works, but smaller tasks may be completed during the year.

- The school ensures that there is appropriate flooring in good condition by carrying out regular visual checks and implementing any necessary repairs/replacements.
- The school ensures that the furniture and fittings are appropriately designed for the age and needs of all pupils registered at the school by responding to specific requests for appropriate furniture and fittings which are generated as a result of the annual adaptation and summer programme of works.
- The school ensures that classrooms and other parts of the school are maintained in a tidy, clean and hygienic state by overseeing the work of a team of cleaners and monitoring standards of cleaning.

The school ensures that there are appropriate facilities for pupils who are ill. A space is provided for children when they are ill, while they wait for their parents/carers to collect them.

- The school ensures that there are sufficient washrooms for staff and pupils, including facilities for pupils.
- The school ensures that, in terms of the design and structure of the accommodation, no areas of the school compromise health or safety.
- The school ensures that classrooms are appropriate in size to allow effective teaching, having regard to the number, age and needs of pupils by carefully monitoring the number, age and needs of pupil who will be using the classrooms and making any necessary adjustments in provision and arrangements.
- The school ensures that the school buildings provide reasonable resistance to penetration by rain, snow, wind and moisture from the ground by carrying out regular visual checks.

- The school ensures there is sufficient access so that emergency evacuations can be accomplished safely for all pupils, by ensuring that all exits are kept clear and unencumbered, and by carrying out regular checks of the same.
- The school ensures that access to the school allows all pupils, including those with special needs, to enter and leave the school in safety and comfort by ensuring that entrances are well maintained and unencumbered with appropriate access for wheelchair users.
- The school ensures that where food is served, there are adequate facilities for its hygienic preparation, serving and consumption.
- The school ensures that the lighting, heating and ventilation in classrooms and other parts of the school are suitable for the room usage.

6. Building

The school ensure that each load bearing structure is capable of safely sustaining and transmitting the dead load and imposed loads, and the horizontal and inclined forces, to which it is likely to be subjected, by referring to construction professionals.

- The school can give reasonable assurances that the premises have not been condemned by the Environmental Health Authority through reference to appropriate documentation.

7. Contractors

The school ensures that;

- adequate arrangements are in place to select, appoint and monitor anyone undertaking works.
- the competence of contractors (competence can be judged from past experience, recommendation, preselection evaluation or a combination that takes into consideration the nature and scale of the works required)
- Where necessary has the appropriate qualifications, for example GAS SAFE or NICIEC registered for work in connection with gas and electrical installations respectively.
- That the contractor has a current health and safety policy, has current suitable insurances in place and examine risk assessments to check that contractors and others have correctly interpreted any site-specific conditions.

8. Commissioning a Large Project

The school seeks a property professional to work with the school, when undertaking large building projects. The property professional would be commissioned to carry out the following steps:

- a) Feasibility Study – checking the feasibility of the project and providing an early cost estimate
- b) Specification – with the school to producing a technical specification for the work
- c) Tender – going out to tender to a number of appropriate contractors
- d) Evaluation of Tenders – checking the validity and accuracy of the tenders
- e) Site Management – regular site visits to check the progress and quality of work to an acceptable standard and compliant with Health & Safety requirements and relevant legislation and regulations

f) Handover – accepting the finished project. Carrying out snagging and testing.

g) Invoice check – checking the validity and accuracy of invoices.

9. Waste

The school is committed to reducing its waste and recycling as much as we can, this includes cardboard, paper, electrical equipment, ICT equipment. There are things that everyone can do to contribute to this.

- The school follows any legal waste obligations to ensure the correct licensing of their waste and maintain such records and safe storage.

10. Vehicle Segregation

The school ensures that appropriate traffic management systems are in place on site so that pedestrians and vehicles can circulate in a safe manner.

11. Lettings

The school ensures that the premises which are used for a purpose other than conducting the school curriculum (the Dining Hall, or other area) are organised to ensure that the health, safety and welfare of pupils are safeguarded and their education is not interrupted by other users.

12. Trees

The school ensures that a yearly tree survey takes place for which a report with priority is produced. All arboricultural work is carried out by a competent arboriculturalist through the CPS contract.

13. Health and Safety

The School's premises are subject to a regular Health and Safety checks by the Local Authority Responsible Health and Safety Officer with the Site Manager and the Responsible Governor with Health & Safety responsibilities. Any matters of concern are communicated regularly and dealt with promptly.