



Premises Management Policy

Version 1:0

Date Released: September 2019

Date to be reviewed: September 2020

Approved by:

Date:

This is a key document of the school and it applies to all staff members. The policy is available to all carers/parents, prospective parents, school governors and authorised inspectors.

Effective management of school buildings is the responsibility of the Business Manager (BM) with the Facilities Manager* (FM) and ultimately the responsibility lies with the Headteacher and Senior Leadership Team (SLT).

This document is reviewed annually by the Headteacher and/or SLT or as events or legislation change requires.

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

BACKGROUND

The Sallygate School has a duty to ensure that buildings under their control comply with appropriate statutory and regulatory standards. This task is becoming increasingly complex, onerous and difficult due to current legislation. The school 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.

WHAT LEGISLATION APPLIES TO THE SCHOOL

Main Regulations: (full list of regulations that apply are listed in appendix 1 at the end of this document)

- The Health and Safety at Work etc Act 1974 (HSWA). This is 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 a risk to the health and safety of non-employees. The HSWA is the main health and safety legislation.
- 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 workplace (Health, Safety and Welfare) Regulations 1992 – which outline provisions that must be made in relation to the work environment.

- 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 Facilities Manager/ Site Manager, by the School's Health & Safety Committee, and by a range of teams/individuals who report their observations/concerns to the Premises Staff and SLT via daily H&S briefings or other means. The school gives due regard to the regulations listed above. The School will regularly review if there are sufficient resources to manage the premises effectively.

The Facilities Manager/ Health & Safety Co-ordinator

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

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. Gym equipment safety checks

- l. Gas appliances safety checks
- m. Gas pipe soundness checks
- n. Kiln and ceramic electrical equipment checks
- o. Kitchen deep cleaning
- p. Lift safety checks
- q. Machinery tooling checks
- r. Pressure vessel checks

2. 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 45oc) which 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 and 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.

3. Asbestos

The school maintains an asbestos management plan and 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).

Other premises details;

1. Drainage

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

2. 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.

3. 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 Site Team and Cleaners and monitoring standards of cleaning.
- The school ensures that there are appropriate facilities for pupils who are ill. A room is provided for medical examination and contains a washbasin and is reasonably near a WC.
- The school ensures that there are sufficient washrooms for staff and pupils, including facilities for pupils with special needs.
- The school ensures that, in terms of the design and structure of the accommodation, no areas of the school compromise health or safety. Upstairs windows are fitted with stops or bars, as appropriate; there are high-level hand rails on stairs above an open stair well.
- The school ensures that classrooms are appropriate in size to allow effective teaching, having regard to the number, age and needs (including any special 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, including those with special needs, 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. This is done through a programme of monitoring and through feedback from staff.

4. 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.

5. 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, pre selection 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.

6. 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:
 - i. Feasibility Study – checking the feasibility of the project and providing an early cost estimate
 - ii. Specification – with the school to producing a technical specification for the work
 - iii. Tender – going out to tender to a number of appropriate contactors
 - iv. Evaluation of Tenders – checking the validity and accuracy of the tenders
 - v. 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.
 - vi. Handover – accepting the finished project. Carrying out snagging and testing.
 - vii. Invoice check – checking the validity and accuracy of invoices.

7. 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 will plan towards forming an ECO group which will steer some of this element.
- The school follows any legal waste obligations to ensure the correct licensing of their waste and maintain such records and safe storage.

8. Vehicle Segregation

- The school ensures that appropriate traffic management systems are in place on site pedestrians and vehicles can circulate in a safe manner where reasonably practicable and plan towards finding resolutions if not.

9. Lettings

- The school ensures that the premises which are used for a purpose other than conducting the school curriculum (the Hall, Gym 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.

10. Trees

- The school ensures that a tree survey takes place each year for which a report with priorities is produced. All arboriculture work is carried out by a competent arboriculturist.

The school's premises are subject to regular Health and Safety checks by the Health & Safety Committee, the FM/ H&S C-o with the Site Manager, The Responsible Governor with Health & Safety responsibilities. Any matters of concern are discussed at regular Health and Safety Meetings chaired by the Responsible Health and Safety Officer. This group consists of a School Governor, Responsible Safety Officer, the Facilities Manager/ Health & Safety Co-ordinator the Site Manager and where necessary departmental representatives.

The FM will be responsible for the day to day organisation and management of all statutory/regulatory/general Health & Safety, mechanical & electrical systems including upkeep of all relevant policies and risk assessments therein. The SM, SSA and SA will work to, and assist in the maintenance and management of the HS+M&E systems as directed by the FM.

The policies and risk assessments are indexed and all available in the school office

*In the current instance the Facilities Manager is also the H&S co-ordinator

Appendix 1

Statutory instruments applicable to premises management: (not exhaustive)

HSW act 1974 (Health and Safety at Work)

Management of Health and Safety at Work regs 1999

The Education (School Premises) Regulations 1999

Workplace (Health Safety and Welfare) regs 1992

Occupiers Liability Act 1957

Occupiers Liability Act 1984

Safety Signs and Signals regs 1996

First Aid regs 1981

H&S Information for Employees regs 1989 (consultation doc)

H&S Consultation with Employees regs 1996

Safety Reps and Safety Committees regs 1977

Regulatory Reform (fire safety) order 2005

Electricity at Work regs 1989

The Gas Safety (installation and use) Regulations 1998

CDM regs 2007 (construction design and management)

LOLER regs 1998 (lifting operations and lifting equipment)

Work at Height regs 2005

Manual Handling regs 1992

Control of Noise at Work Regulations 2005

Control of Vibration at Work regs 2005

PUWER regs 1998 (provision and use of work equipment)

Safe use of work equipment regs 1998

DSE regs 1992 (display screen equipment)

PPE at work regs 1992 (personal protective equipment)

RIDDOR regulations 1995 (reporting of diseases or dangerous occurrences)

COSHH 2002 (control of substances hazardous to health)

Control of Asbestos Regulations 2012

Control of Lead at Work Regulations 2002

Dangerous Substances and Explosive Atmosphere regs 2002

Pressure Equipment regs 1999

Pressure Systems Safety Regulations 2000

Ionising Radiation regs 1999