

Crosslee Community Primary School



PREMISES MANAGEMENT POLICY

February 2023

Contents:

3. Statement of intent
4. Legal Framework
4. Key Responsibilities
4. Asbestos
4. Water supply
5. Drainage
5. Security
5. Lettings
5. Weather
5. Evacuations
5. Accessibility
- 5/6. Suitability
6. Welfare
6. Catering
6. Cleaning
6. Mechanical services
6. Maintenance
7. Furnishings
7. Grounds
7. Health and safety audit
7. Financial planning and control

Statement of intent

Crosslee Community Primary School has a duty to ensure that buildings under their control comply with the statutory and regulatory standards. The school needs to consider the building:

- Condition – focus on the physical state of the premises to ensure safe and continuous operations as well as other issues involving building regulations and other non-education centric 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.

The school premises are monitored by the Site Manager, who liaises with the Headteacher and School Business Manager.

1 LEGAL FRAMEWORK

1.1 This Policy will have consideration for and be in compliance with the following legislation

- The Control of Asbestos Regulations 2012
- The Education (School Premises) Regulations 1999
- The Health and Safety at Work etc. Act 1974
- Management of Health and Safety at Work Regulations 1999
- Statutory Premises Management Documents

1.2 This policy will also have due regard to the following statutory and non-statutory guidance.

- First Aid in Schools
- Asbestos Management in Schools
- Health and Safety: advice for schools

2 KEY RESPONSIBILITIES

- 2.1 The Governing Body, as the duty holder, will be primarily responsible for ensuring the proper maintenance and repair of the school premises.
- 2.2 The Site Manager, Headteacher and Business Manager will be responsible for coordinating and supervising maintenance and repair work, including securing any external contractor where necessary.
- 2.3 The Site Manager will identify and undertake/source all maintenance and repair work within the school premises.

3 ASBESTOS

- 3.1 The Governing Body, in collaboration with the Headteacher, School Business Manager, and the Site Manager, will ensure that it meets its duty to manage asbestos in the school premises.
- 3.2 The Headteacher, together with the Site Manager and School Business Manager, will ensure that an asbestos survey is undertaken by a qualified contractor whenever necessary with the outcomes recorded in an asbestos register.
- 3.3 The asbestos management plan is reviewed annually by the Site Manager.
- 3.4 Contractors are made aware of any asbestos that is present in the area in which they are working.

4 WATER SUPPLY

4.1 The Site Manager and Cleartech will check and ensure that the school's water supply meets regulatory requirements by carrying out the appropriate checks at appropriate intervals so that:

- The school has a clean supply of water for domestic purposes, including a supply of drinking water.
- Toilet facilities have an adequate supply of cold water and washbasins, sinks and showers have an adequate supply of hot and cold water.

- Temperatures do not exceed 43 deg C as stated in legislation.

5 DRAINAGE

- 5.1 The Site Manager will ensure that there is adequate drainage for hygienic purposes
And for the disposal of waste water and surface water by carrying out regular visual checks and calling in external drainage specialists should problems arise in this area.

6 SECURITY

- 6.1 The headteacher and the Site Manager will ensure that the school has adequate security arrangements in place for the grounds and buildings by ensuring that each building is securely locked and alarmed each night: that each building has a secure entrance; and that the school's perimeters are sufficiently secure.
- 6.2 The school's security arrangements are based on a risk assessment, regularly reviewed by the headteacher, Site Manager and senior leadership team, explicitly taking into account the:
- Location of the school.
 - Physical layout of the school.
 - Movements needed around the site.
 - Arrangements for receiving visitors.
 - Staff/pupil training in security.

7 LETTINGS

- 7.1 The headteacher will ensure that school premises, used for a purpose other than conducting the school's main business, are organised to ensure that the health, safety and welfare of pupils are safeguarded and their education is not interrupted by other users.

8 WEATHER

- 8.1 The Site Manager will ensure that the school buildings provide reasonable resistance to penetration by rain, snow, wind and moisture from the ground by conducting regular visual checks. Any issues identified will be relayed to the headteacher.

9 EVACUATIONS

- 9.1 The Site Manager will ensure there is sufficient access so that emergency evacuations can be accomplished safely for all pupils, including those with special educational needs and/or disabilities (SEND), by ensuring that all exits are kept clear and unobstructed, and by carrying out regular checks.

10. ACCESSIBILITY

- 10.1 The Site Manager will ensure that access to the premises allows all pupils, including those with SEND, to enter and leave the premises in safety by ensuring entrances are well maintained, unobstructed and wheelchair accessible.

11. SUITABILITY

- 11.1 The Headteacher will ensure, as much as reasonably possible, that the school premises have not been condemned by the Environmental Health Authority through reference to appropriate documentation.
- 11.2 The Headteacher and Site Manager will further ensure that, in terms of the design and structure of school buildings, no area of the school compromise health and safety.

12. WELFARE

- 12.1 The Headteacher will ensure that there are sufficient washrooms for staff and pupils, including facilities for pupils with special educational needs, taking into account that:
- The number of washbasins and toilets are appropriate.
 - Washrooms are provided for all pupils.
 - Separate washrooms are provided for staff and pupils.
 - Staff washrooms are adequate for the number of staff and pupils.
- 12.2 The Headteacher will further ensure that there are appropriate facilities in Place for pupils who are ill, including:
- a place to rest
 - a washbasin

13 CATERING

- 13.1 The Headteacher, in consultation with the catering manager, will ensure that where food is served, there are adequate facilities in place for its hygienic preparation, serving and consumption.

14 CLEANING

- 14.1 The Headteacher will ensure that classrooms and other parts of the school are maintained in a tidy, clean and hygienic state by monitoring standards.

15. MECHANICAL SERVICES

- 15.1 The Site Manager will ensure that the lighting, heating and ventilation in classrooms and other parts of the school are satisfactory in that:
- Each room or space in the school has lighting appropriate to its normal use.
 - Each room or space in the school has a system of heating appropriate to its normal use.
 - Adequate measures are taken to prevent condensation and noxious fumes in kitchens and other rooms.
- 15.2 This will be done through a programme of monitoring and systematic feedback from staff.

16 MAINTENANCE

- 16.1 The Headteacher, Site Manager and School Business Manager will ensure that there is a satisfactory standard and adequate maintenance of decoration by implementing the school's planned maintenance programme.
- 16.2 Most of this work will take place during the school holiday periods, but smaller tasks may be completed during term time.

17 FURNISHINGS

- 17.1 The Site Manager, in consultation with the Headteacher and relevant Phase Leaders and SENCO will ensure that the furniture and fittings are appropriately designed for the age and needs (including any SEND or medical conditions) of all pupils registered at the school.
- 17.2 Consideration will be given to specific requests for furniture and fittings generated on an annual basis.

18 GROUNDS

- 18.1 The Site Manager in consultation with the headteacher, and PE Lead will ensure that there are appropriate arrangements for providing outside space for pupils to play and exercise safely.
- 18.2 The condition of all playground areas will be monitored by the Site Manager and deficiencies addressed.
- 18.3 The Forest School Teacher will complete visual checks on the Forest School Area before each day of use.

19 HEALTH AND SAFETY AUDIT

- 19.1 The Headteacher will ensure that the school's premises are subject to a regular health and safety audit.
- 19.2 The Headteacher and School Business Manager will monitor that risk assessments are completed annually for each area and activity.

20 FINANCIAL PLANNING AND CONTROL

- 20.1 The School Business Manager, senior management team and the finance committee will review requirements coming out of premises management procedures and will integrate as required into the normal budget review process.