



*Achieving excellence together*

# Premises Management Policy

<b>Approved by:</b>	Trust Board		
<b>Responsible department:</b>	MAT Core Team		
<b>Last review date:</b>	August 2024	<b>Last reviewed by:</b>	COO - Jayne Firth
<b>Last updated:</b>	August 2024	<b>Last updated by:</b>	COO – Jayne Firth
<b>Next review due :</b>	August 2025		

The Department for Education's (DfE's) guidance on statutory policies for schools includes 'premises management documents'. It says that many aspects of school premises require safe management and maintenance, including asbestos, fire safety and statutory testing.

## 1. Aims

The Trust aims to ensure that it:

- Manages its buildings and equipment in an efficient, legally compliant way
- Inspects and tests buildings and equipment regularly, taking into account statutory requirements and best practice recommendations
- Promotes the safety and wellbeing of our staff, pupils, parents and visitors through effective maintenance of buildings and equipment in accordance with the Health and Safety at Work etc. Act 1974
- Complies with the requirements of The Education (Independent School Standards) Regulations 2014
- Complies with the requirements of the statutory framework for the EYFS

## 2. Guidance

This document is based on the Department for Education's guidance on good estate management for schools.

This policy complies with our funding agreement and articles of association.

## 3. Roles and responsibilities

The Trust Board, Principals and site staff will ensure this premises management policy is properly implemented, and that tests and inspections are carried out in accordance with this policy.

The Principal and site staff are responsible for ensuring relevant risk assessments are conducted and for reporting to the LGBs/Trust Board, as required.

The Principal and directed staff are responsible for:

- Inspecting and maintaining the school premises
- Conducting repairs and maintenance
- Being the first point of contact for any issues with the premises
- Conducting and keeping a record of risk assessments and incident logs related to the school premises
- Liaising with the Principal about what actions need to be taken to keep the school premises safe

## 4. Inspection and testing

Accurate records and details of all statutory tests which are undertaken are held at each of the Trust sites. This includes relevant paperwork and certificates.

All requirements and recommendations highlighted in inspection reports and certificates are reviewed and acted on as necessary.

As part of the records of completed works, dates when the works were undertaken and the details of the individual or company who completed them, along with their qualifications/certifications and/or experience are recorded.

The table below sets out the areas inspected, the inspection frequency, and the person responsible for checking each area and, where appropriate, engaging a suitably qualified person to carry out inspection, testing or maintenance. It covers statutory checks as well as recommended good practice checks from relevant guidance. It is based on the Department for Education's [guidance on good estate management for schools](#).

**TO NOTE:** PFI sites have an arrangement with Dalkia to undertake all site & H&S Management.

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Portable appliance testing (PAT)	Annually. Regular visual inspections where PAT is not required. Reference is made to <a href="#">HSE guidance on maintaining portable electric equipment</a> for suggested intervals and types of testing/inspection.	Operations/Business Manager and or Site Manager is responsible for engaging a suitably qualified person to carry out inspection, testing or maintenance.
Fixed electrical installation tests	Every 5 years. Inspection and testing always carried out by a competent person. Remedial work carried out as per the competent inspectors advice.	Operations/Business Manager and or Site Manager
Lightning Conductors	Annual. Inspection and testing always carried out by a competent person. Remedial work carried out as per the competent inspectors advice.	Operations/Business Manager and or Site Manager
Emergency lighting	Monthly flash test. 6-monthly condition test (including 3-hour battery test) by a competent person.	Operations/Business Manager and or Site Manager
Lifts	At least every 6 months for passenger lifts and lift accessories, every 12 months for other lifts (e.g. goods lifts) – always by a competent person.	Operations/Business Manager and or Site Manager

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Gas appliances and fittings	Annual safety checks (All work carried out by a Gas Safe Registered engineer.	Operations/Business Manager and or Site Manager
Fuel oil storage	Checks at least weekly, with more detailed annual inspections by qualified inspectors.	Site Manager
Air conditioning systems	Annual certificated inspection to ensure no refrigerant leakage.	Operations/Business Manager and or Site Manager
Pressure systems	Checked annually as part of Engineering Inspection No fixed maintenance requirement (our programme takes account of the list on page 44 of the <u>HSE's Safety of Pressure Systems guidance</u> , and an examination of the system is carried out by a competent person by the date set at the previous examination – see pages 35 to 37 of the HSE guidance).	Operations/Business Manager and or Site Manager
Legionella checks on all water systems	Risk assessment of each site carried out and reviewed regularly by a competent person. The frequency of monitoring checks varies for evaporative cooling systems, hot and cold water systems and other risk systems – specific details can be found in <u>guidance for each type from the HSE</u> .	Operations/Business Manager and or Site Manager
Asbestos	Regular inspections as part of the asbestos register and management plan. Reviews of the asbestos register annually. Refurbishment and demolition surveys before any refurbishment or demolition work.	Operations/Business Manager and or Site Manager

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Equipment used for working at height	<p>Inspected before use, and at suitable intervals appropriate to the environment it's used in and how it's used.</p> <p>In addition, inspections after anything that may affect the safety or stability of equipment, e.g. adverse weather or accidental damage.</p>	Operations/Business Manager and or Site Manager
Fire detection and alarm systems	<p>Weekly alarm tests, with a different call point tested each week where applicable.</p> <p>Quarterly and annual inspections and tests by a competent person.</p> <p>Annual fire risk assessment by a competent person also includes the maintenance of fire detection and alarm systems.</p>	Operations/Business Manager and or Site Manager
Fire doors	Regular checks by a competent person.	Site Manager
Firefighting equipment	<p>Most equipment – extinguishers, fire blankets, hose reels, fixed systems (such as sprinkler systems) and fire service facilities (such as dry risers and access for emergency vehicles) – inspected annually (by a competent person where required) unless manufacturers' guidelines suggest differently.</p>	Operations/Business Manager and or Site Manager

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Extraction systems	<p>Regular removal and cleaning of grease filters and cleaning of ductwork for kitchen extraction systems.</p> <p>Local exhaust ventilation systems (such as those for working with hazardous substances) examined and tested at least every 14 months by a competent person.</p> <p>More routine checks also set out in system logbooks.</p>	Operations/Business Manager and or Site Manager
Chemical storage	<p>Inventories are kept up-to-date.</p> <p>Risk assessments for the Control of Substances Hazardous to Health (COSHH) are reviewed on a regular basis, plus whenever it's considered that the original assessment may no longer be valid, or where the circumstances of the work change significantly and may affect employees' exposure to a hazardous substance (in line with <u>HSE guidance on COSHH assessment</u>).</p>	Operations/Business Manager and or Site Manager
Playground and gymnasium equipment	<p>Regular inspections – at least annually, and more regularly where any equipment is used more frequently than normal (e.g. where community use increases how often equipment is used).</p> <p>Outdoor fixed play equipment – periodic and annual inspections by a competent person.</p>	Operations/Business Manager and or Site Manager
Tree safety	<p>As part of risk assessment responsibilities, periodic visual checks for stability are carried out, with more detailed assessments if suspected structural faults or other risks are found.</p>	Operations/Business Manager and or Site Manager

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Radon	<p>Risk assessments including radon measurements will be carried out in all of our above-ground workplaces in radon-affected areas, and all of our below-ground workplaces.</p> <p>Radon measurements will last for 3 months, using radon monitors, in line with <u>Public Health England (now the UK Health Security Agency) radon guidance for schools</u>.</p> <p>Where measurements show radon levels below 300Bq/m<sup>3</sup>, radon levels will be remeasured at least every 10 years. If significant changes are made to the buildings or work processes, remeasurement will also be considered.</p> <p>For any sites with radon levels above 300Bq/m<sup>3</sup> we will work with a radiation protection adviser to manage reduction and decide on risk assessment and remeasurement frequency.</p>	Operations/Business Manager and or Site Manager

## 5. Risk assessments and other checks

In addition to the numerous risk assessments we have in place, we make sure we have risk assessments in place, regularly updated, to cover:

- Car parking and vehicle/pedestrian segregation
- Traffic management
- Shared premises
- Vacant buildings
- Lettings

We also make sure further checks are made to confirm the following:

- Correct and up-to-date information is displayed in all notices
- Compliance with the Construction (Design and Management) Regulations 2015 during construction projects
- Contractors have the necessary qualifications to carry out the specified work
- Compliance with the Equality Act 2010 when making changes or alterations to a building or the external environment

## **6. Monitoring arrangements**

The application of this policy is monitored by the site manager and Principal through, among other things, visual checks of the school site and equipment, and checks of risk assessments.

## **7. Links with other policies**

This premises management policy is linked to our:

- Health and safety policy
- Safeguarding Policy
- Emergency Evacuation/Invacuation Procedures including Fire Evacuation
- Lettings Policy (where applicable)
- Educational Visits Policy
- School Security Policy
- Emergency Management & Business Continuity (site specific)
- Trust Business Continuity Plan