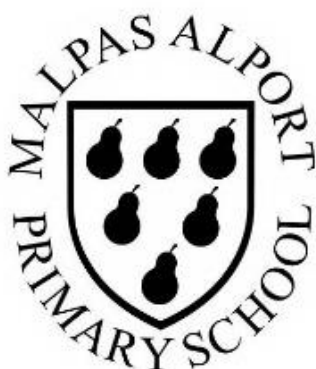


MALPAS ALPORT ENDOWED PRIMARY SCHOOL



Premises Management Policy

Committee Responsible	Business Management
Review Cycle	Annual
Approved Governing Body	Summer 2023
Next review date	Summer 2024
Signed	<i>A Jones</i>

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1. Aims

Our school 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](#)
- Maintained schools: Complies with the requirements of the [School Premises \(England\) Regulations 2012](#)
- If your school has an Early Years Foundation Stage (EYFS) setting: 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](#).

3. Roles and responsibilities

The governing board, Headteacher/Bursar and site manager will ensure this premises management policy is properly implemented, and that tests and inspections are carried out in accordance with this policy.

The headteacher and bursar are responsible for ensuring relevant risk assessments are conducted and for reporting to the governing board, as required.

The site manager is responsible for:

- Inspecting and maintaining the school premises
- Conducting general repairs, maintenance and cleaning
- Being the first point of contact for any issues with the premises
- Liaising with the Headteacher/Bursar about what actions need to be taken to keep the school premises safe
- Liaising with contracted staff
- Completing daily and weekly safety checks
- Reporting faults and repairs to the head / bursar
- Escort/supervise contractors on site
- Complete or arrange Annual PAT Testing
- Open / Close school building
- Liaise with Bursar Regarding Health & Safety
- Fire Marshall and fire safety duties

4. Inspection and testing

We maintain accurate records and details of all statutory tests which are undertaken at our premises. 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, we include the 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.

The table below sets out the issues we inspect, the inspection frequency, and the person responsible for checking each issue 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 [checks and testing sections of the DfE estates guidance](#).

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Portable appliance testing (PAT)	Variable, according to risk and how the equipment is constructed. Regular visual inspections where PAT is not required. We will refer to HSE guidance on maintaining portable electric equipment for suggested intervals and types of testing/inspection.	Contracted- Barlows
Fixed electrical installation tests (including lightning conductors)	Variable, according to the number and severity of faults found at last inspection. Inspection and testing always carried out by a competent person.	Barlows
Emergency lighting	Monthly flash test. 6-monthly condition test (including 3-hour battery test) by a competent person.	Site Maintenance Officer
Gas appliances and fittings	Routinely, in accordance with manufacturer recommendations (or other professional advice if unavailable). Annual safety checks (in line with good practice / required if the premises are used for residential accommodation). All work carried out by a Gas Safe Registered engineer.	A P Mitchels
Air conditioning systems	Inspections by an energy assessor at regular intervals (not exceeding 5 years). Annual certificated inspection to ensure no refrigerant leakage. Bi-annual checks and an annual maintenance schedule (in line with good practice).	Barlows

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Pressure systems	No fixed maintenance requirement (our programme takes account of the list on page 44 of the HSE's Safety of Pressure Systems guidance , 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).	Barlows
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 guidance for each type from the HSE .	Air Stream
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.	N/A
Equipment used for working at height	Inspected before use, and at suitable intervals appropriate to the environment it's used in and how it's used. In addition, inspections after anything that may affect the safety or stability of equipment, e.g. adverse weather or accidental damage.	Site Maintenance Officer
Fire detection and alarm systems	Weekly alarm tests, with a different call point tested each week where applicable. Quarterly and annual inspections and tests by a competent person. Annual fire risk assessment by a competent person also includes the maintenance of fire detection and alarm systems.	Site Maintenance Officer Barlows
Fire doors	Regular checks by a competent person.	Site Maintenance Officer

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Firefighting equipment	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.	Walker Fire
Extraction systems	Regular removal and cleaning of grease filters and cleaning of ductwork for kitchen extraction systems. Local exhaust ventilation systems (such as those for working with hazardous substances) examined and tested at least every 14 months by a competent person. More routine checks also set out in system logbooks.	KDE
Chemical storage	Inventories are kept up-to-date. 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 HSE guidance on COSHH assessment).	Edsential, SMO, All Staff
Playground and gymnasium equipment	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). Outdoor fixed play equipment – periodic and annual inspections by a competent person.	Site Maintenance Officer Sportsafe
Tree safety	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.	Cheshire West & Cheshire / Mid Cheshire Grounds Maintenance / Site Maintenance Officer

5. Risk assessments and other checks

We ensure we have risk assessments in place, these are regularly updated, to cover:

- Classroom Risk Assessments
- Fire Risk Assessments
- Health & Safety Risk Assessments
- Curriculum Risk Assessments
- Dining Hall Risk Assessment
- Home Visit Risk Assessment
- Security Risk Assessment
- Lone Worker Risk Assessment
- Working at Height Risk Assessment
- Educational Trips (individual trip Risk Assessment)
- Glazing Risk Assessment
- Swimming Risk Assessment

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

- Correct and up-to-date information is displayed in all notices (Energy, Public Liability, H&S, Evacuation Procedure, First Aiders)
- 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. Waste Management

- > The School employs a waste management company to empty bin weekly, for food, recycling, and general waste
- > The SMO is responsible for ensuring the bins are emptied during the school day, and Edsential cleaning staff at the end of the school day.
- > The school recycles plastics and paper waste

7. Cleaning

- > The School employs a cleaning company Edsential, who cleaning the building daily
- > The SMO is responsible for other general areas of cleaning such as blinds, external and internal windows, the hall, soft furnishings, bin store, external store, Site Maintenance Office.
- > Cleaning inspections are carried out termly by Edsential, a report of which is shared with the school Bursar, any issues arising as a result are shared and subsequently rectified.

8. Catering

- > The school employs an external catering company Edsential to maintain the kitchen and provide meals for staff and pupils.
- > The SMO is responsible for cleaning the kitchen vents bi-annually
- > The kitchen is subject to regular Health & Safety checks conducted by Cheshire West and Chester

9. Monitoring arrangements

The application of this policy is monitored by the site manager and Headteacher/Bursar and Health & Safety Governor through, among other things, visual checks of the school site and equipment, and checks of risk assessments, or via external checks made by Edsential or Cheshire West and Chester.

Copies of risk assessments and paperwork relating to any checks are kept in the school office.

This policy will be reviewed by the bursar annually. At every review, the policy will be shared with and approved by the BRW Committee and Headteacher.

10. Links with other policies

This premises management policy is linked to:

- > Health and safety policy
- > Risk assessments
- > Lone Worker
- > Disaster Recovery Plan