



# Premises Management Policy

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<b>Reviewed by:</b>	Laura Webb - Governor
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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](#)
- Complies with the requirements of the [Education \(Independent School Standards\) \(England\) Regulations 2010](#), as [amended](#)

## 2. Guidance

This document is based on the [Compliance Monitoring in Council Buildings report](#) from the Federation of Property Societies, which provides an overview of the legislation and compliance requirements related to premises management in schools. It is also based on the Department for Education's guidance on [good estate management for schools](#).

## 3. Roles and responsibilities

The Governing Body, the Headteacher and the site manager will ensure this premises management policy is properly implemented, and that tests and inspections are conducted in accordance with this policy.

The Headteacher and caretaker are responsible for ensuring relevant risk assessments are conducted and for reporting to the Governing Body, as required.

The caretaker is 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
- Consulting with the Headteacher about what actions need to be taken to keep the school premises safe
- This list is not intended to be exhaustive

## 4. Inspection and testing

The school maintains accurate records and details of all statutory tests which are undertaken. 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, the school includes 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 to inspect, the inspection frequency and the person responsible for checking each issue and engaging a suitably qualified person to conduct inspection, testing or maintenance, where appropriate.

Issue to inspect	Frequency	Person responsible
Air conditioning systems and duct hygiene	Both are inspected once every 6 months (an energy assessor must inspect the air conditioning system at least once every 5	Caretaker

	<p>years).</p> <p>There is also an annual certificated inspection to ensure there is no leakage of refrigerant.</p> <p>A qualified energy assessor conducts all maintenance and certification.</p>	
Asbestos register	<p>A risk assessment takes place annually and when any changes to the building take place.</p> <p>The asbestos register and asbestos management plan are updated accordingly.</p>	Caretaker
Electrical testing and inspection	<p>A <a href="#">PAT</a> exercise takes place annually.</p> <p>The schematic of the supply route and primary distribution is updated annually.</p> <p>Fixed wiring and all distribution boards and safety devices are inspected annually. All fixed wiring and all distribution boards are evaluated at least once every 5 years.</p> <p>Testing of all distribution boards in mobile accommodation is conducted on an annual basis.</p> <p>A competent person conducts all electrical testing and inspection.</p>	Caretaker
Extraction systems	<p>Dust extraction equipment is assessed and inspected on an annual basis.</p> <p>Local exhaust ventilation is inspected every 14 months.</p> <p>For extraction equipment in catering facilities, grease filters are removed and cleaned at least each term, and ductwork is also cleaned at least each term.</p>	Caretaker
Fire safety	<p>Our fire risk assessment is reviewed and updated by a competent person on an annual basis, and when any changes are made that might impact fire safety.</p> <p>Fire detection and alarm systems are assessed weekly. All call points are assessed over a 13-week cycle. A competent person completes formal quarterly and annual inspections.</p> <p>A competent person weekly inspects fire doors.</p> <p>Fire extinguishers are inspected and maintained on an annual basis by a competent person.</p> <p>The fire sprinkler system is inspected and assessed annually (with additional checks</p>	Caretaker

	<p>completed as needed to meet insurance requirements).</p> <p>Fire blankets are inspected annually and replaced as required.</p> <p>Hose reels are inspected on an annual basis by a competent person.</p> <p>Facilities for the fire service, including dry risers, access for emergency vehicles, and emergency switches for installations, are maintained and assessed annually.</p> <p>Lightning conductors are inspected and electrically assessed on an annual basis by a competent person.</p>	
First aid equipment	<p>First aid equipment is inspected every term. Any equipment which has passed its expiry date is replaced.</p>	First aider(s)
Fuel oil storage	<p>The plan of primary pipework and main isolation points is updated annually.</p> <p>All tanks, bunds and pipework are checked on a weekly basis.</p> <p>A detailed inspection and service is conducted by qualified inspectors on an annual basis.</p>	Caretaker
Gas safety	<p>Gas safety inspections are completed, and certificates obtained as required by law (including annual test certificates for boilers). Gas appliances are identified, and their location recorded on an annual basis.</p> <p>All gas appliances are serviced annually.</p> <p>A visual condition inspection (and testing if required) is conducted on gas pipework on an annual basis.</p> <p>All work is conducted by a Gas Safe Registered engineer with a valid certificate of competence relevant to the particular type of gas work involved.</p>	Caretaker
Glazing	<p>An initial survey has been made of the building to identify any areas where safety glazing should be implemented. Further checks that any replacements are with safety glass are made as needed.</p>	Caretaker
Lighting systems	<p>Electrical stage lighting is inspected and assessed annually by a competent person. Portable dimmer racks with no fixed cabling, plugs, sockets, and flexible leads are inspected every 3 months and following every alteration.</p>	Caretaker

	Emergency lighting systems are inspected and assessed on a monthly basis by the premises manager. There is a 1-hour duration test once every 6 months, which includes a 3-hour battery test by a competent person. A full duration test takes place annually.	
Playground and any gymnasium equipment (fixed)	Fixed playground and any gymnasium equipment is inspected and assessed annually.	Caretaker
Water hygiene and safety	<p>For cold water systems, the plan of primary pipework and main isolation points is updated annually. A visual condition and compliance inspection is undertaken on an annual basis, as is a tank condition and compliance inspection.</p> <p>For hot water systems, a visual condition inspection is conducted on an annual basis.</p> <p>Maintenance checks are also conducted on all pipework devices annually.</p> <p>Water quality checks, and water and surface temperature checks, are completed at a frequency to be determined by our water safety risk assessment. These checks include identifying, assessing, and monitoring sources of risk of legionella bacteria.</p>	Caretaker
Workstation assessments	Staff workstations are analysed to assess any health and safety risks whenever a new staff member is appointed, and also whenever a staff member is relocated to a different area, or significant changes are made.	Caretaker
Working at height	Equipment used for working at height is inspected and assessed on an annual basis.	Caretaker

## 5. Risk assessments and other checks

Please refer to our risk assessment policy for information about the school's approach to risk assessment.

In addition to the risk assessments the school is required to have in place (please refer to our risk assessment policy and health and safety policy for more information), we ensure we have risk assessments in place, regularly updated, to cover:

- Car parking and vehicle/pedestrian segregation
- Traffic management
- Radon
- Lettings

The school also ensures 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 on letting of a construction project
- Contractors have the necessary qualifications to conduct 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 the Headteacher through, among other things, visual checks of the school site and equipment, and checks of risk assessments.

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

This document will be reviewed every year but may be reviewed and updated more frequently if necessary.

It will be reviewed by the Governing Body and approved by the Chair of Governors at every review.

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

This premises management policy is linked to:

- Child Protection and Safeguarding Policy
- Health and Safety Policy
- Risk Assessment Policy