



Rainbow Primary School

Premises Management Policy

Created: February 2018
Review: January 2020

Contents:

Statement of intent

1. Legal framework
2. Key responsibilities
3. Asbestos
4. Water supply
5. Toilet and washing facilities
6. Pupils with SEND
7. Drainage
8. Lighting
9. Security
10. Lettings
11. Weather
12. Evacuations
13. Accessibility
14. Suitability
15. Welfare
16. Fire safety
17. Catering
18. Cleaning
19. Acoustics
20. Mechanical services
21. Maintenance
22. Furnishings
23. Playing fields
24. Grounds
25. Health and safety audit
26. Policy review

Appendices

- 1) Health and Safety Audit

Statement of intent

Rainbow 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's:

- Condition – focussing 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 – focussing 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 and caretaking staff, who liaise with the staff responsible for health and safety and with the School Business Manager, responsible for support staff.

Signed by:

_____ Head of School Date: _____

_____ Chair of Trustees Date: _____

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 School Premises (England) Regulations 2012
 - The Health and Safety at Work etc. Act 1974
 - The 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:
 - DfE (2000) 'Guidance on first aid for schools'
 - DfE (2014) 'Health and safety: advice on legal powers and duties'
 - DfE (2017) 'Managing asbestos in your school'

2. Key responsibilities

- 2.1. The Trust, as the duty holder, will be primarily responsible for ensuring the proper maintenance and repair of the school.
- 2.2. The School 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 all maintenance and repair work within the school.

3. Asbestos

- 3.1. The Trust, in collaboration with the Head of School, School Business Manager, and the Site Manager, will ensure that it meets its duty to manage asbestos in the school.
- 3.2. The School Business Manager, together with the Site 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 School Business Manager, in collaboration with the Site Manager, will put together an asbestos management plan to manage the risks to school staff and pupils regarding exposure to asbestos.

4. Water supply

- 4.1. The Site Manager and contractor will 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, and sinks have an adequate supply of hot and cold water.
 - Temperatures do not exceed 43°C as stated in legislation.

5. Toilet and washing facilities

- 5.1. For pupils under 5 years of age, there will be one toilet and washbasin for every 10 pupils.
- 5.2. For pupils aged over 5 years of age there will be one toilet and washbasin for every 20 pupils.
- 5.3. Toilet and washing facilities will be planned to ensure that:
- Hand washing facilities are provided within the vicinity of every toilet.
 - The facilities are properly lit and ventilated.
 - They are located in areas that provide easy access for pupils, and allow for supervision by members of staff, without compromising the privacy of pupils.
- 5.4. Disabled toilets will have a toilet, washbasin and where possible, a shower or wash-down fitting.
- 5.5. Disabled toilets will have a door opening directly onto a circulation space that is not a staircase and can be secured from the inside.
- 5.6. Where possible, a number of facilities will be available, to ensure a reasonable travel distance which does not involve changing floor levels.

6. Pupils with SEND

- 6.1. In order to be compliant with the Equality Act 2010, an accessibility strategy will be implemented to ensure the premises are fully accessible to pupils with SEND.
- 6.2. The accessibility strategy will include the health and safety needs of pupils with SEND.

7. Drainage

- 7.1. The Site Manager will ensure that there is adequate drainage for hygiene 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.

8. Lighting

- 8.1. Lighting will be provided which allows the faces of teachers and pupils to be visible for good communication
- 8.2. Daylight will be given priority in all spaces.
- 8.3. Adequate views will be available to the outside, in order to ensure comfort and avoid eye strain.
- 8.4. Lighting controls will be easy to use.
- 8.5. Blinds or other window covers will be provided, in order to avoid glare or excessive sunlight.
- 8.6. External lighting will be provided to ensure safe pedestrian movement after dark.
- 8.7. Outdoor sports facilities will have floodlights if they are likely to be used out of school hours.
- 8.8. Emergency lighting will be provided for areas which are accessible after dark.
- 8.9. Pupils with SEND have additional needs, some of these may include:
 - Colour and contrast, which helps in locating doors and handles, stairs and steps.
 - Glare will be avoided, including high gloss paint.
 - Where possible, light sources, such as high frequency fluorescent luminaires, will be used to avoid subliminal flicker.
 - Large areas of glazing will be clearly marked in order to avoid accidents.

9. Security

- 9.1. The School Business Manager 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.
- 9.2. The school's security arrangements are based on a risk assessment, regularly reviewed by the School Business Manager, Site Manager and senior leadership team, explicitly taking into account the:

- Location of the school.
- Physical layout of the school.
- Boarding accommodation.
- Movements needed around the site.
- Arrangements for receiving visitors.
- Staff/pupil training in security.

10. Lettings

10.1. The School Business Manager will ensure that 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.

11. Weather

11.1. 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 School Business Manager.

12. Evacuations

12.1. 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 disabilities (SEND), by ensuring that all exits are kept clear and unobstructed, and by carrying out regular checks.

13. Accessibility

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

14. Suitability

14.1. The School Business Manager will ensure, as much as is reasonably possible, that the school premises have not been condemned by the Environmental Health Authority through reference to appropriate documentation.

14.2. The School Business Manager and Site Manager will further ensure that, in terms of the design and structure of school buildings, no areas of the school compromise health or safety.

15. Welfare

- 15.1. The School Business Manager and the Site Manager will ensure that there are sufficient washrooms for staff and pupils, including facilities for pupils with SEND, taking into account that:
- All single and double sanitary fittings contain one or two washbasins respectively.
 - The number of washbasins is at least two-thirds that of the toilets/urinals in senior school.
 - Separate washrooms for girls and boys are provided for pupils aged 8 years or older and separate washrooms are provided for staff and pupils.
 - Staff washrooms are adequate for the number of staff at the school.
 - Changing facilities, including showers, provided for pupils are accessible from the playing field/sports hall where the exercise takes place.
- 15.2. The School Business Manager will further ensure that there are appropriate facilities in place for pupils who are ill, including:
- A room for medical or dental examination.
 - A washbasin.

16. Fire safety

- 16.1. Fire risk assessments will be undertaken in order to identify the general fire precautions needed to ensure the safety of occupants in the case of a fire.
- 16.2. Procedures will be in place for reducing the likelihood of fire including fire detection and alarm systems.
- 16.3. Staff and pupils will be familiarised with emergency evacuation procedures.
- 16.4. Risk assessments will be updated if there are any significant changes to the premises.

17. Catering

- 17.1. The School Business Manager, 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.

18. Cleaning

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

19. Acoustics

- 19.1. Learning spaces will be designed in a way to enable people to hear clearly, understand and concentrate.
- 19.2. There will be minimal disturbance from unwanted noise.
- 19.3. Some learning spaces, such as music rooms or open areas, will require higher acoustic standards.

20. Mechanical services

- 20.1. 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.
- 20.2. This will be done through a programme of monitoring and systematic feedback from staff.

21. Maintenance

- 21.1. The business manager will ensure that there is a satisfactory standard and adequate maintenance of decoration by implementing the school's planned maintenance programme, including the statutory and best practice checks outlined in Appendix A.
- 21.2. Most of this work will take place during holiday periods, but smaller tasks may be completed during term time.

22. Furnishings

- 22.1. The business manager, in consultation with the Head of School and relevant heads of department, will ensure that the furniture and fittings are appropriately designed for the age and needs (including any SEND or medical conditions) if all pupils registered at the school.
- 22.2. Consideration will be given to specific requests for furniture and fittings generated as a result of the annual departmental review of furniture and fittings conducted by the Site Manager.

23. Playing fields

- 23.1. Under section 77 of The School Standards and Framework Act 1998, playing fields are protected from development,
- 23.2. Any playing fields which have been in use for over 10 years are protected.

24. Grounds

- 24.1. The Business Manager, in consultation with the Site Manager, Head of School, SLT and Head of (PE), will ensure that there are appropriate arrangements for providing outside space for pupils to play and exercise safely.
- 24.2. The condition of all playground areas will be monitored by the Site Manager and deficiencies addressed with Head or School and SLT.

25. Health and safety audit

- 25.1. The business manager will ensure that the school's premises are subject to a regular health and safety audit.
- 25.2. The Site Manager will monitor that risk assessments are completed annually for each department.

26. Policy review

- 26.1. This policy is reviewed every two years by the site manager and the Head of School.
- 26.2. The scheduled review date for this policy is June 2019.

Appendix 1 – Health and Safety Audit

| Aspect | Existing document (Y/N) | Requirement | Review date |
|---|-------------------------|--|-------------|
| Access audit | | Survey, report and access statement covering learning, teaching and physical access. | |
| Air conditioning | | Dependent on refrigerant gas used, testing and servicing quarterly, six monthly or annually. Regular inspection required. ACEA – A/C Energy assessment every five years. | |
| Asbestos | | Asbestos register and management plan. | |
| Car parking and vehicle/pedestrian segregation | | General risk assessment required. | |
| Building and grounds condition survey | | Inspection of building and facilities for asset management planning (AMP). | |
| Classroom assessment | | Annual assessment with termly review. | |
| Control of substances hazardous to health (COSHH) risk assessment | | For storage and use of any hazardous substances. | |
| Display energy certificate (DEC) | | Requirement for buildings with floor area over 1000m ² to display the energy use of the school buildings. | |
| Duct hygiene (air conditioning, plenum heating) | | Inspection and testing, thorough cleaning routine determined from testing/inspection results. | |

| Aspect | Existing document (Y/N) | Requirement | Review date |
|---|-------------------------|---|-------------|
| Electrical - Portable appliance testing (PAT) | | Safety checking and testing of electrical appliances. | |
| Electrical – Fixed wire testing | | Testing of all fixed wiring boards and all distribution boards every three to five years. | |
| | | Testing of all distribution boards in mobile accommodation annually. | |
| Electrical – Stage lighting | | Annual test and inspection by a competent person. | |
| | | Inspection and testing of portable dimmer racks with no fixed cabling, plugs, sockets, flexible leads every three months. | |
| Emergency lighting | | Inspection and testing of system, monthly checks by the Site Manager to check functionality and battery discharge tests. | |
| Extraction systems, including fume cupboards | | Inspection and testing of dust extraction equipment. | |
| | | Local exhaust ventilation. | |
| Fire risk assessment | | Inspection and annual review, or whenever any changes are made that will affect the assessment. | |
| Fire alarm and detection systems | | Weekly fire bell test, six monthly fire drill and annual service and inspection. | |

| Aspect | Existing document (Y/N) | Requirement | Review date |
|-----------------------------------|-------------------------|--|-------------|
| Fire doors | | Check correct functioning regularly. | |
| Fire extinguishers and appliances | | Inspection and testing of equipment, if a sprinkler is installed, this may need more frequent testing to comply with insurance requirements. | |
| First aid equipment | | Regular checks recommended replenishing equipment/stock and replacing out-of-date items. | |
| Floor plans | | Up-to-date floor and roof plans are created when changes are made. | |
| Fuel oil storage | | Plan of pipework and main isolation points annual update. Visual inspection and maintenance checks on all pipework devices. | |
| Gas safety | | Inspection and certification, identification and location of gas equipment and supplies – update. | |
| Gas appliance | | Annual servicing for efficient operation and combustion. | |
| Gas pipework | | Visual inspection and testing. | |
| Glazing | | Requirement to survey buildings to identify where safety glazing should be and ongoing checks that any replacements are with the required glazing. | |

| Aspect | Existing document (Y/N) | Requirement | Review date |
|--|-------------------------|---|-------------|
| Incoming services and isolation points | | Do you know where your incoming water, gas and electrical mains are? This is useful for emergency planning in the case of an unexpected event. | |
| Lifts and hoists | | Thorough examination, full maintenance and inspection. | |
| Lightning conductors | | Inspection and full test to assess adequacy of earthing, evidence of corrosion. | |
| Mobile classroom stability | | Structural inspection of mobile classrooms. | |
| Planned preventative maintenance (PMP) | | Do you have a PMP in place for all your buildings, plant and equipment? | |
| | | Do you have current servicing records? | |
| | | Do you carry out annual maintenance inspections? | |
| Fixed playground and gym equipment | | Inspection and testing. | |
| Radon | | Risk assessment carried out and updated as necessary. | |
| Shared premises | | Risk assessment carried out and updated as necessary. | |

| Aspect | Existing document (Y/N) | Requirement | Review date |
|---|-------------------------|--|-------------|
| Slips and trips | | Risk assessment carried out and updated as necessary. | |
| Tree safety | | Risk assessment carried out and updated as necessary. | |
| Water hygiene and safety, legionnaires' disease – water systems, cold water systems | | Risk assessment and management plan for setting control measures where risks of legionella are identified. Visual condition and compliance inspection. Tank condition and water quality checks will be regularly undertaken. | |
| Legionnaires' disease – Low pressure hot water systems | | Visual condition inspection. Maintenance checks on all pipe work, devices, valves, pumps etc. | |
| Water and surface temperature | | Risk assessment and/or review. | |
| Workstation assessment | | Analysis of all workstations to assess any health and safety risks. | |
| Working at height | | Risk assessment | |
| Working at height – Safety eye bolts and cradles | | Inspection and testing. | |