



# OWLS Academy Trust

## Premises Management Policy

Adopted by The OWLS Academy Trust on	
Next Review Due	

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## Statement of intent

**This statement of intent should be signed and dated by both the Headteacher and Chair of the Governing Body, and then displayed where it can easily be seen within the School/Academy.**

OWLS has a duty to ensure that buildings under their control comply with the statutory and regulatory standards. The academy 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 academy in raising educational standards.

The academy premises are monitored by the premises manager and caretaking staff, who liaise with the staff responsible for health and safety and with the business manager, responsible for support staff.

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**Signed by**

\_\_\_\_\_ **Headteacher**  
\_\_\_\_\_ **Chair of Governors**

**Date:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Next review 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 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.
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- 1.2. This policy will also have due regard to the following statutory and non-statutory guidance:
  - First Aid in Schools – February 2014.
  - Asbestos Management in Schools – November 2013.
  - Health and Safety: advice for schools – February 2013.

## 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 **academy** premises.
- 2.2. The **business manager** will be responsible for coordinating and supervising maintenance and repair work, including securing any external contractor where necessary.
- 2.3. The **premises manager** will identify and undertake all maintenance and repair work within the **academy** premises.

## 3. Asbestos

- 3.1. The **governing body**, in collaboration with the **headteacher**, **business manager**, and the **premises manager**, will ensure that it meets its duty to manage asbestos in the **academy** premises.
- 3.2. The **business manager**, together with the **premises 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 **business manager**, in collaboration with the **premises manager**, will put together an asbestos management plan to manage the risks to **academy** staff and pupils regarding exposure to asbestos.

## 4. Water supply

- 4.1. The **premises manager** will ensure that the **academy's** water supply meets regulatory requirements by carrying out the appropriate checks at appropriate intervals so that:

- The academy 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°C as stated in legislation.

## 5. Drainage

- 5.1. The premises 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 business manager and the premises manager will ensure that the academy 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 academy's perimeters are sufficiently secure.
- 6.2. The academy's security arrangements are based on a risk assessment, regularly reviewed by the business manager, premises manager and senior leadership team, explicitly taking into account the:
  - Location of the academy.
  - Physical layout of the academy.
  - Boarding accommodation.
  - Movements needed around the site.
  - Arrangements for receiving visitors.
  - Staff/pupil training in security.

## 7. Lettings

- 7.1. The business manager will ensure that academy premises, used for a purpose other than conducting the academy'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 premises manager will ensure that the academy 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 business manager.

## 9. Evacuations

- 9.1. The premises 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 premises 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.

## 11. Suitability

- 11.1. The 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.
- 11.2. The business manager and premises manager will further ensure that, in terms of the design and structure of academy buildings, no areas of the academy compromise health or safety.

## 12. Welfare

- 12.1. The business manager and the premises manager will ensure that there are sufficient washrooms for staff and pupils, including facilities for pupils with special educational needs, 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 academy.
  - Changing facilities, including showers, is provided for pupils are accessible from the playing field where the exercise takes place.
- 12.2. The 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.

## 13. Catering

- 13.1. The 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.

## 14. Cleaning

14.1. The **business manager** will ensure that classrooms and other parts of the **academy** are maintained in a tidy, clean and hygienic state by monitoring standards.

## 15. Mechanical services

15.1. The **premises manager** will ensure that the lighting, heating and ventilation in classrooms and other parts of the **academy** are satisfactory in that:

- Each room or space in the **academy** has lighting appropriate to its normal use.
- Each room or space in the **academy** 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 **business manager** will ensure that there is a satisfactory standard and adequate maintenance of decoration by implementing the **academy's** planned maintenance programme, including the statutory and best practice checks outlined in [Appendix A](#).

16.2. Most of this work will take place during the **academy** holiday periods, but smaller tasks may be completed during term time.

## 17. Furnishings

17.1. The **business manager**, in consultation with the **headteacher** 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 **academy**.

17.2. 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 **premises manager**.

## 18. Grounds

18.1. The **business manager**, in consultation with the Strategic Director, **headteacher**, and teachers of physical education (PE), 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 **premises manager** and deficiencies addressed.

## 19. Health and Safety audit

- 19.1. The **business manager** will ensure that the **academy's** premises are subject to a regular health and safety audit.
- 19.2. The **premises manager** will monitor that risk assessments are completed annually for each department.

## 20. Financial planning and control

- 20.1. The **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.





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## Appendix A) Health and safety audit

Aspect	Existing document (Y/N)	Requirement
Access audit	y	Survey, report and access statement covering learning, teaching and physical access.
Air condition	y	Dependent on refrigerant gas used, testing and servicing quarterly, six monthly or annually. Regular inspection required. ACEA – A/C Energy assessment every 5 years.
Asbestos	y	Asbestos register and management plan.
Car parking and vehicle/pedestrian segregation	y	General risk assessment required.
Building and grounds condition survey	y	Inspection of building and facilities for asset management planning (AMP).
Classroom assessment	y	Annual assessment with termly review.
Control of substances hazardous to health (COSHH) risk assessment	y	For storage and use of any hazardous substances.

Display energy certificate (DEC)	y	Requirement for buildings with floor area over 1000m <sup>2</sup> to display the energy use of the academy buildings.
Duct hygiene (air conditioning, plenum heating)	y	Inspection and testing, thorough cleaning routine determined from testing/inspection results.
Electrical - Portable appliance testing (PAT)	y	Safety checking and testing of electrical appliances.
Electrical – Fixed wire testing	y	Testing of all fixed wiring boards and all distribution boards every 3-5 years.
	y	Testing of all distribution boards in mobile accommodation annually.
Electrical – Stage lighting	y	Annual test and inspection by a competent person.
	y	Inspection and testing of portable dimmer racks with no fixed cabling, plugs, sockets, flexible leads every 3 months.
Emergency lighting	y	Inspection and testing of system, monthly checks by the premises manager to check functionality and battery discharge tests.
Extraction systems, including fume cupboards	y	Inspection and testing of dust extraction equipment.
	y	Local exhaust ventilation.

Fire risk assessment	y	Inspection and annual review, or whenever any changes are made that will affect the assessment.
Fire alarm and detection systems	y	Weekly bells test, six monthly fire drill and annual service and inspection.
Fire doors	y	Check correct functioning regularly.
Fire extinguishers and appliances	y	Inspection and testing of equipment, if sprinkler installed this may need more frequent testing to comply with insurance requirements.
First aid equipment	y	Regular checks recommended to replenish equipment/stock and replace out-of-date items.
Floor plans	y	Do you have up-to-date floor and roof plans and are they updated when changes are made?
Fuel oil storage	y	Plan of pipework and main isolation points annual update. Visual inspection and maintenance checks on all pipework devices.
Gas safety	y	Inspection and certification, identification and location of gas equipment and supplies – update.
Gas appliance	y	Annual servicing for efficient operation and combustion.

Gas pipework	y	Visual inspection and testing.
Glazing	y	Requirement to survey buildings to identify where safety glazing should be and ongoing checks that any replacements are with the required glazing.
Hydrotherapy and swimming pools	y	Risk assessment updated annually.
Incoming services and isolation points	y	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	N/a	Thorough examination, full maintenance and inspection.
Lightning conductors	y	Inspection and full test to assess adequacy of earthing, evidence of corrosion.
Mobile classroom stability	y	Structural inspection of mobile classrooms.
Planned preventative maintenance (PMP)	y	Do you have a PMP in place for all your buildings, plant and equipment?
	y	Do you have current servicing records?
	y	Do you carry out annual maintenance inspections?

Fixed playground and gym equipment	y	Inspection and testing.
Radon	y	Risk assessment
Shared premises	y	Risk assessment
Slips and trips	y	Risk assessment
Tree safety	y	Risk assessment
Water hygiene and safety, legionnaires' disease – Water systems, cold water systems	y	Risk assessment and management plan for setting control measures where risks of legionella are identified. Visual condition and compliance inspection. Tank condition. Water quality checks.
Legionnaires' disease – Low pressure hot water systems	y	Visual condition inspection. Maintenance checks on all pipe work, devices, valves, pumps etc.
Water and surface temperature	y	Risk assessment and/or review.
Workstation assessment	y	Analysis of all workstations to assess any health and safety risks.
Working at height	y	Risk assessment

Working at height – Safety eye bolts and cradles	y	Inspection and testing.
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## Appendix B) Asbestos management checklist

	Yes	Further action needed
<b>Is the academy management team aware who has the overall legal responsibility for the management and repair of the academy buildings?</b> The responsibility for managing asbestos falls to whoever is responsible for maintenance and repair of the academy premises – this is the duty holder.	y	
<b>Has the duty holder undertaken a management survey?</b> A management survey should identify what type of asbestos containing materials (ACMs) are present and where they are.	y	
<b>Does the management survey highlight the location of ACMs?</b> All areas of the academy premises should be included: storerooms; yards; outbuildings; underfloor services; pipes; ceiling voids; corridors etc.	y	
<b>Has the duty holder assessed the potential risk from the ACMs?</b> The assessment should consider the condition of the ACMs, whether they are likely to be disturbed and the action that is necessary to manage the risks.	y	

<p><b>Does the duty holder have a management plan detailing how to manage the risks from any ACMs at your academy?</b> The plan should bring together all the available information. It should outline what is going to be done, when it is going to be done, and how it is going to be done – both reactive and planned checks. It should set out clear lines of responsibility.</p>	y	
<p><b>Are precautions in place to ensure that anyone who may disturb ACMs is provided with information about any asbestos present?</b> The precautions should ensure anyone in-house or who comes to undertake any work on the premises does not start before they are given the information about any asbestos present.</p>	y	
<p><b>Are any in-house staff, who may undertake maintenance work, adequately trained?</b> Training needs to be appropriate for the work.</p> <p><b>Awareness training</b> – this is for staff whose work could expose them to asbestos while carrying out their everyday tasks. Awareness training is not sufficient for staff planning to carry out any work on ACMs.</p> <p><b>Training for work with asbestos that does not require a licence from the HSE</b> – this is for staff who plan to carry out any work on ACMs where the likelihood of exposure is much higher e.g. installing cables in areas containing undamaged asbestos materials.</p> <p><b>Training for asbestos work that does require a licence from the HSE</b> – this includes most work of asbestos insulation, asbestos</p>	y	

insulating board and lagging, including sealing and removal. Licensed contractors must carry out most work with these higher risk ACMs.		
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**Further action needed:**

Action required	Action taken	When	Initialed

<b>Name (and position):</b>	<b>Signature:</b>	<b>Date:</b>
<b>Name of academy:</b>		