



**Churchdown School Academy**  
ACHIEVING SUCCESS FOR ALL

## **Premises Management Policy**

### **Introduction and background to this policy**

The Education (School Premises) Regulations 1999 stipulate minimum standards for school premises. The Education (Independent School Standards) (England) Regulations 2010 (part 5) prescribe minimum standards for Academies. Schools and colleges are also covered by the Workplace (Health, Safety and Welfare) Regulations 1992, and the Health & Safety at Work Act 1974 which outline provisions that must be made in relation to the work environment.

Provisions that are covered by these regulations include: toilet facilities, fire alarms, staff rooms, weather protection, noise, lighting, heating, temperature, ventilation and water supply.

### **What legislation applies to schools and colleges?**

The Education (School Premises) Regulations 1999 apply to all academies and maintained schools in England and Wales, including nursery, community, foundation and the premises of non-maintained special schools and independent schools approved by the Secretary of State for children with special educational needs are also subject to these regulations. It is important that all schools covered by the regulations adhere to these provisions. The Workplace (Health, Safety and Welfare) Regulations 1992 apply to all types of educational establishments in the UK. These regulations overlap with some of the provisions of the Education (School Premises) Regulations, which have specific requirements for facilities relating to staff, medical rooms and toilet/washrooms, as well as conditions relating to boarding schools.

Churchdown School Academy gives due regard to the Regulations listed above.

### **Policy Statement**

The premises of Churchdown School Academy are monitored by the Headteacher, the Business Manager, the Site Manager and his team, the Governors Premises and Site Committee and teacher and support staff who report their observations/concerns.

### **Particular attention is paid to the following areas:**

#### **Water Supply**

The Site Manager ensures that the school's water supply meets the requirements of the Education (School Premises) Regulations 1999 and the Control of Substances Hazardous to Health Regulations 2002 by ensuring that the appropriate checks are carried out at appropriate intervals to ensure that:

- the school has a wholesome supply of water for domestic purposes including a supply of drinking water;
- WCs have an adequate supply of cold water and washbasins;
- sinks and showers have an adequate supply of hot and cold water;
- the temperature of hot water supplies to showers and sinks meet the requirements laid down.

## **Drainage**

The Site Team ensures that there is an adequate drainage system for hygienic purposes and the disposal of waste water and surface water by carrying out regular visual checks and calling in drainage specialists should problems arise.

## **Security Arrangements**

The Site Manager (and the specialist security company employed by the school) ensures the school has adequate security arrangements for the grounds and buildings by ensuring that each building is securely locked and alarmed each night; that each building has a secure entrance with security arrangements as appropriate and; that the school's perimeters are secure. The school's security arrangements are based on a risk assessment for the school and are regularly reviewed by the Business Manager, explicitly taking into account:

- The location of the school.
- The physical layout of the school.
- The movements needed around the site.
- Arrangements for receiving visitors.
- Staff/learner training in security.

## **Lettings**

The Business Manager and Site Manager ensures that the school premises used for a purpose other than conducting the school's main business (the Sports Hall; Sports Pitch, Hall, Conference Room) are organised to ensure that the health, safety and welfare of learners are safeguarded and their education is not interrupted by other users.

## **Resistance to the weather**

The Site Team ensures that the school buildings provide reasonable resistance to penetration by rain, snow, wind and moisture from the ground by carrying out regular visual checks. Any Issues will be reported to the Business Manager and addressed according to need.

## **Business and Finance**

The Business Manager and Site Manager ensures there is sufficient access so that emergency evacuations can be accomplished safely for all learners, including those with special needs, by ensuring that all exits are kept clear and unencumbered and by carrying out regular checks.

The Business Manager and Site Manager ensures that access to the school allows all learners, including those with special needs, to enter and leave the school in safety and comfort by ensuring that entrances are well maintained and unencumbered and by arranging access to a ramp for wheelchair users.

The Headteacher and Business Manager ensures that classrooms are appropriate in size to allow effective teaching, having regard to the number, age and needs (including any special needs) of learners by carefully

monitoring the number, age and needs of learner who will be using the classrooms and making any necessary adjustments in provision and arrangements. Particular regard will be given to ensuring that the teacher is able to reach each learner in a classroom in order to provide individual help and guidance. The Head Teacher and Business Manager ensure that, in terms of the design and structure of the accommodation, no areas of the school compromise health or safety.

There are high-level hand rails on stairs above an open stair well; an asbestos management programme is in place.

The Business Manager has ensured that there are sufficient washrooms for staff and learners, including facilities for learners with special needs, taking account of the Education (School Premises) Regulations 1999 in that:

- All single and double sanitary fittings contain one or two washbasins respectively.
- The number of washbasins is approximately two-thirds that of the WCs/urinals.
- Separate washrooms for girls and boys are provided for learners, and separate washrooms are provided for staff and learners - except that any disabled washrooms may be used by both boys and girls and also staff and visitors.
- Staff washrooms are 'adequate' for the number of staff at the school.
- Changing accommodation, including showers (which are hygienic and which work properly), is provided for learners and are accessible from the playing field where the exercise takes place.

The Business Manager has ensured that there are appropriate facilities for learners who are ill in accordance with the Education (School Premises) Regulations 1999 in that:

- There is a room for medical examination.
- The room contains a washbasin.
- The room is reasonably near a WC.

The school's Catering Manager ensures that where food is served, there are adequate facilities for its hygienic preparation, serving and consumption and reports any issues to the Business Manager.

The Site Manager ensures that classrooms and other parts of the school are maintained in a tidy, clean and hygienic state by meeting with the cleaning staff regularly and monitoring standards of cleaning.

The Site Manager ensures that the sound insulation and acoustics allow effective teaching and communication by inviting teachers to inform him if problems arise as a result of deficiencies in this area.

The Site Manager ensures that the lighting, heating and ventilation in classrooms and other parts of the school are satisfactory in accordance with the Education (School Premises) Regulations 1999 in that:

- Each room or other space in the school has lighting appropriate to its normal use.
- Each room or other space 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.

This is done through a programme of monitoring and through systematic feedback from staff.

The Site Manager ensures that there is a satisfactory standard and adequate maintenance of decoration by implementing a planned programme of redecoration. Most of this work takes place during the school holiday periods, but smaller tasks may be completed during term time.

The Business Manager will ensure that contractors do not access roof areas without adequate training and ensure all safety measures, such as scaffolding, are in place should they need to access the roof.

The Headteacher and Business Manager ensures that the furniture and fittings are appropriately designed for the age and needs (including any special needs) of all learners registered at the school by responding to specific requests for appropriate furniture and fittings.

The Site Manager ensures that there is appropriate flooring in good condition by carrying out regular visual checks and implementing any necessary repairs/replacements.

The Headteacher and Business Manager ensure that there are appropriate arrangements for providing outside space for learners to play safely. The condition of all playground areas is monitored and deficiencies addressed.

The Site Manager, also in collaboration with the Head of P.E., ensures through regular checks by the teachers that any equipment used by teachers inside the gym, sports hall, fitness studio and outside on the playing field, is maintained in a safe condition to enable effective and appropriate use. This equipment will be maintained and checked by an external contractor by an annual inspection and during such times as required.

### **Training**

The Business Manager and Site Manager will ensure that all staff receives relevant training to ensure the effective use and safe operation of the site and equipment. Records of training will be maintained. The Site Manager will maintain records of all checks that take place for the safe and affective operation of the site.

### **Grounds Maintenance**

Grounds Maintenance at Churchdown is contracted out. The contractor will attend site at regular intervals to cut the grass on pitches and lawns, paint line markings on pitches, fields, trim hedge and general weeding. Day to day maintenance of the site is carried out by the site staff.

### **Health and Safety**

The Governors Premises and Site Committee and all staff have a responsibility for the Health and Safety in relation to Premises Management. These are detailed in the school's Safety Policy.

### **Cleaning**

Window cleaning is contracted out and this is carried out periodically throughout the year.