



**KESH**

KING EDWARD VI  
SHELDON HEATH ACADEMY

# Premises Management Policy

**Friendship**  
Integrity Benevolence  
Honesty **Equality**  
Respect Community  
**Tolerance** Aspiration  
**Our values**  
Humility Personal responsibility  
**Justice** Dignity **Ambition**  
Co-operation **Humanity**  
Excellence Embracing diversity  
**Belief** Empathy **Kindness**  
Understanding **Charity**  
**Compassion**

This policy was adopted by Finance/HR Site, Health and Safety Committee on 22<sup>nd</sup>  
June 2023

Next review due June 2024 or earlier if the need arises

## **Premises Management Policy**

### **1. Aims**

The Academy 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) Regulations 2014

### **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 and Facilities 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 Facilities Manager are responsible for ensuring relevant risk assessments are conducted and for reporting to the governing board, as required.

The Facilities Manager is responsible for:

- Inspecting and maintaining the Academy 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 Academy premises
- Liaising with the Headteacher about what actions need to be taken to keep the Academy premises safe

### **4. Inspection and testing**

The Academy 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 <u>HSE guidance</u> on maintaining portable electric equipment for suggested intervals and types of testing/inspection.	Facilities Manager via external contractor
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.	Facilities Manager via external contractor
Emergency lighting	Monthly flash test. 6-monthly condition test (including 3-hour battery test) by a competent person.	In House FM team Monthly External contractor 6 monthly
Lifts	At least every 6 months for passenger lifts and lift accessories, every 12 months for other lifts (e.g. goods lifts) – always by a competent person.	Facilities Manager via external contractor
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.	Facilities Manager via external contractor

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Air conditioning systems	<p>Inspections by an energy assessor at regular intervals (not exceeding 5 years).</p> <p>Annual certificated inspection to ensure no refrigerant leakage.</p> <p>Bi-annual checks and an annual maintenance schedule (in line with good practice).</p>	Facilities Manager via external contractor
Pressure systems	<p>No fixed maintenance requirement (our programme takes account of the list on page 44 of the <u>HSE's Safety of Pressure Systems guidance</u>, 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).</p>	Facilities Manager via external contractor
Legionella checks on all water systems	<p>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 <u>guidance for each type from the HSE</u>.</p>	<p>Facilities Manager via external contractor</p> <p>Weekly flushing of little used outlets complete by in House FM team</p>
Asbestos	<p>Regular inspections as part of the asbestos register and management plan.</p> <p>Reviews of the asbestos register annually.</p> <p>Refurbishment and demolition surveys before any refurbishment or demolition work.</p>	Facilities Manager

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Equipment used for working at height	<p>Inspected before use, and at suitable intervals appropriate to the environment it's used in and how it's used.</p> <p>In addition, inspections after anything that may affect the safety or stability of equipment, e.g. adverse weather or accidental damage.</p>	<p>Facilities Manager 6 monthly</p> <p>Checks complete by in House FM team prior to every use</p>
Fire detection and alarm systems	<p>Weekly alarm tests, with a different call point tested each week where applicable.</p> <p>Quarterly and annual inspections and tests by a competent person.</p> <p>Annual fire risk assessment by a competent person also includes the maintenance of fire detection and alarm systems.</p>	<p>Weekly alarm testing complete by in House FM team</p> <p>Facilities Manager via external contractor for all quarterly and annual checks</p>
Fire doors	Regular checks by a competent person.	Termly Checks by in house FM team
Firefighting equipment	<p>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.</p>	<p>Facilities Manager via external contractor for annual check and inspection</p> <p>Monthly check by in house FM team</p>
Extraction systems	<p>Regular removal and cleaning of grease filters and cleaning of ductwork for kitchen extraction systems.</p> <p>Local exhaust ventilation systems (such as those for working with hazardous substances) examined and tested at least every 14 months by a competent person.</p> <p>More routine checks also set out in system logbooks.</p>	<p>Facilities manager via external contractor</p> <p>Incumbent catering contractor responsible for catering extract system as per contractual arrangement</p>

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
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 <a href="#">HSE guidance on COSHH assessment</a> ).	Facilities Manager in conjunction with lead science technician
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.	Facilities manager via external contractor annually  Weekly visual inspections of equipment used by leisure groups complete by leisure attendant.  PE staff to complete visual checks on equipment prior to each use.
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.	Facilities Manager via external contractor

### **5. Risk assessments and other checks**

Please refer to the Academy Health and Safety Policy for information about the Academy's approach to 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
- 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. Monitoring arrangements**

The application of this policy is monitored by the Facilities Manager and Headteacher through regularly weekly meetings and visual checks of the Academy site and equipment.

External Health and Safety audits are completed annually, by AT appointed Health and Safety Consultants. A written report is provided at the conclusion of the audit which includes a thorough review of Premise Management documentation and checks of risk assessments.

Copies of risk assessments and paperwork relating to any checks are kept in the Facilities Managers office. An electronic copy is also stored on the AT CAFM system

This policy will be reviewed by the Facilities Manger annually. At every review, the policy will be shared with and approved by Site, health and safety committee.