



Olga Primary School

Premises Management Policy

Policy Date: March 2025

Review Date: March 2026

Introduction

The Governing Body of Olga Primary School has a duty to ensure that buildings under its control comply with the statutory and regulatory standards.

The School will consider each 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.

1. Legal Framework

This Policy has due regard to all relevant legislation and guidance including, but not limited to, the following:

- Statutory Premises Management Documents.
- Health and Safety at Work etc. Act 1974.
- School Standards and Framework Act 1998.
- The Lifting Operations and Lifting Equipment Regulations 1998 (LOLER).
- The Management of Health and Safety at Work Regulations 1999.
- The Education (School Premises) Regulations 1999.
- Equality Act 2010.
- The Control of Asbestos Regulations 2012.
- The School Premises (England) Regulations 2012.
- HSE (2013) 'Approved Code of Practice and Guidance'.
- DfE (2015) 'Advice on Standards for School Premises'.
- DfE (2019) 'Site Security Guidance'.
- DfE (2025) 'Managing Asbestos in your School or College'.
- DfE (2022) 'Guidance on First Aid for Schools'.
- DfE (2022) 'Health and Safety: Responsibilities and Duties for Schools'.
- DfE (2022) 'Good Estate Management for Schools'.
- DfE (2024) 'Keeping Children Safe In Education 2024'.
- DfE (2022) 'Emergency Planning and Response for Education, Childcare, and Children's Social Care Settings'.

This Policy operates in conjunction with the following School Policies:

- Emergency Plan
- Health & Safety Policy.
- Fire Safety Policy.
- Healthy Eating Policy.

2. Roles & Responsibilities

The Governing Body is responsible for:

- The overall implementation of this Policy.
- Ensuring the proper maintenance and repair of the School.
- Ensuring asbestos is managed in line with the DfE (2025) 'Managing Asbestos in your School or College' (Guidance).
- Ensuring the School is accessible and suitable for pupils, Staff and visitors with disabilities.
- Ensuring that the School complies with the relevant health and safety and premises management legislation.

The SBM is responsible for:

- Ensuring that the School's fixtures, fitting and furnishings are high-quality and good value for money.
- Managing or overseeing any lettings.
- Purchasing new equipment and resources for the School.
- Conducting a health and safety audit.

G4S (appointed by the PFI company) is responsible for:

- Coordinating and supervising maintenance and repair work, including securing any external contractors where necessary.
- Managing the relevant Staff members who are responsible for the management of the premises, e.g. contractors, cleaning staff and the site manager.
- Identifying and undertaking any maintenance and repair work.
- Completing an asbestos management checklist.
- Checking the School's compliance with the relevant health and safety and premises management legislation, and reporting any issues to the SBM.
- Ensuring that hygiene is maintained at the School, including that the appropriate drainage is in place.
- The security of the School, including locking down the School after-hours and reopening the School.
- Conducting the relevant premises Risk Assessments.
- Arranging for periodic inspections to take place to comply with the requirements of the Electricity at Work Regulations 1989.

The Headteacher is responsible for:

- Ensuring the safety of the School's Staff and pupils.
- Ensuring that the premises-related needs of people with disabilities are met, e.g. accessibility.
- Reviewing this Policy in liaison with G4S.

- Ensuring any potential risks are identified, formally recorded, assessed and managed - this should include taking appropriate preventative and protective measures.

3. Water Supply

G4S are contracted under the PFI to ensure that the School's water supply meets the regulatory requirements by carrying out the necessary 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, sinks and showers have an adequate supply of hot and cold water.
- Hot water at the point of use does not pose a scalding risk.

Risks relating to legionella bacteria will be managed by the School in the following ways:

- A competent person will be appointed to take day-to-day responsibility for controlling any identified risks.
- Sources of risk will be identified and assessed in line with the HSE's Approved Code of Practice L8.
- A Legionella Control Scheme (or course of action) for preventing or controlling risks will be implemented and this scheme will be monitored.
- Records will be kept of checks conducted to ensure measures in place are effective.
- A legionella risk assessment and the preparation of the course of action will be undertaken by a company which offers these specialist services.

4. Temperature

Where there is a normal level of physical activity associated with teaching, private study or examinations, the heating systems will be able to maintain a temperature of 18°C. Where there is a high level of physical activity, e.g. PE sports halls, the heating systems will be able to maintain a temperature of 15°C. The School's heating systems will be capable of maintaining this at a height of 0.5 metres above floor level when the external air temperature is -1°C.

Air extract systems will be employed to maintain a safe environment by removing hazardous fumes and dust. Local exhaust ventilation systems (LEVS) may be used in fume cupboards and in workshops. These systems will be examined and tested at least every 14 months. Closed water circuits which operate under pressure will be checked periodically for leaks. Fan heaters will be checked and inspected periodically to check the fan operation and condition of electrical connections. Air conditioning systems will be inspected by an energy assessor at regular intervals, not exceeding five years. Bi-annual checks and an annual maintenance schedule will also be undertaken.

5. Toilet & Washing Facilities

The following toilet and washbasin facilities will be in place:

- For pupils aged 3-5, there will be 1 toilet and washbasin for every 10 pupils.
- For pupils aged 6-10, there will be 1 toilet and washbasin per 15 pupils, which will be segregated into male and female for those over 8.
- For pupils aged 11 or older, there will be 1 toilet and washbasin per 20 pupils, which will be segregated into male and female.

Toilet and washing facilities will be planned to ensure that handwashing facilities are provided within the vicinity of every toilet and the facilities are properly lit and ventilated. These facilities will be located in areas that provide easy access for pupils and allow for supervision by members of Staff, without compromising the privacy of pupils.

In line with the Toilet, Washing and Changing Facilities Risk Assessment, disabled toilets will have a toilet, washbasin and where possible, a shower or wash-down fitting. Disabled toilets will also have a door opening directly onto a circulation space that is not a staircase and can be secured from the inside. Where possible, a number of facilities will be available, to ensure a reasonable travel distance that does not involve changing floor levels. Where possible, shower areas will be separate from toilets, and they will provide adequate privacy.

G4S will ensure that there are appropriate facilities in place for pupils who are ill, including:

- A room for medical or dental examination.
- A washbasin.

6. Accessibility

The Headteacher and SENCO will keep the School's Accessibility Plan up to date to ensure the premises is accessible to Staff, pupils and visitors with disabilities and other specific needs. The Accessibility Plan will include the health and safety needs of individuals with disabilities and other specific needs.

The School will take account of its Accessibility Policy when managing and maintaining the School site.

7. Drainage

G4S appointed contractors will carry out regular checks to ensure that there is adequate drainage for hygiene purposes and for the disposal of waste water and surface water - external drainage specialists will be called in should problems arise.

G4S will ensure gutters are regularly cleaned. Ponding on roofs will be dealt with as a matter of urgency as it can cause deterioration of roof finishes and, in severe cases, can overload roofs, contributing to structural failure.

8. Lighting

Lighting will be appropriate for a learning environment; where possible, natural lighting will be used. Adequate views will be available to the outside, to ensure comfort and avoid eye strain, and

lighting controls will be easy to use. Blinds or other window covers will be provided, to avoid glare or excessive sunlight.

External lighting will be provided to ensure safe pedestrian movement after dark. Car parks will be well lit. Emergency lighting will be provided for areas which are accessible after dark. Security lighting will be provided around the perimeter of School buildings with dusk-to-dawn lighting on all elevations where there is an entrance door. Lighting will be designed to eliminate potential hiding points.

Outdoor sports facilities will have floodlights if they are likely to be used out of School hours.

Some of the adaptations the School will make may include:

- Ensuring the School has colour and contrast, which helps in locating doors and handles, stairs and steps.
- Avoiding glare, including high gloss paint.
- Using light sources, such as high frequency fluorescent luminaires, to avoid subliminal flicker.
- Clearly marking large areas of glazing, e.g. with frosted glass, to avoid accidents.

G4S will arrange for fixed electrical systems to be tested around the School site. This will cover all of the electrical wiring within the buildings and grounds, including:

- External lighting and supplies.
- Main panels.
- Distribution boards.
- Lighting.
- Socket outlets.
- Air conditioning.
- Other fixed plants.

9. Security

G4S are contracted with the responsibility to make adequate security arrangements for the grounds and buildings, including, but not limited to, ensuring:

- Each building is securely locked and alarmed each night.
- Each building has a secure entrance.
- The School's perimeters are sufficiently secure.

10. Lettings

The SBM will be responsible for lettings and will ensure that the health, safety and welfare of pupils are safeguarded, and their education is not interrupted by others.

Hirers will make an application for hire to the SBM. When determining whether to approve an application; the SBM will consider the following factors:

- The type of activity.
- Possible interference with School activities.
- The availability of facilities.
- The availability of Staff.
- Health and safety considerations.
- Whether the letting is deemed compatible with the ethos of the School.

The SBM will ensure that appropriate arrangements are in place to keep pupils safe when hiring or renting out the School premises or facilities.

Where services or activities are provided by the School under the direct supervision or management of School Staff, the School's arrangements for child protection will apply, in line with the Child Protection and Safeguarding Policy. Where services or activities are provided separately by another body, these arrangements may not apply; therefore, the SBM will:

- Seek assurance that the body concerned has appropriate child protection and safeguarding Policies and procedures in place.
- Inspect the body's Policies and procedures as needed.
- Ensure that there are arrangements in place to liaise with the School on these matters where appropriate.
- Ensure safeguarding requirements are included in any transfer of control agreement (i.e. lease or hire agreement), as a condition of use and occupation of the premises.
- Inform the body that failure to comply with these requirements would lead to termination of the agreement.

11. Weather

G4S 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 G4S Helpdesk.

12. Invacuations & Evacuations

The Headteacher will ensure there is sufficient access so that emergency invacuations and/or evacuations can be completed safely for all pupils and Staff, including those with SEND, by ensuring that all entries and exits are kept clear and unobstructed, and by carrying out regular checks.

13. Fire Safety

School premises, accommodation and facilities will be maintained to a standard that ensures, so far as is reasonable, the health, safety and welfare of pupils and Staff, including in relation to fire safety.

Fire risk assessments will be undertaken by the School to identify the general fire precautions needed to ensure the safety of occupants in case of a fire. Procedures will be in place for reducing

the likelihood of fire including fire detection and alarm systems. Those completing fire risk assessments, or providing advice in relation to them, will be appropriately qualified or experienced.

Staff and pupils will be familiarised with emergency evacuation procedures and risk assessments will be updated if there are any significant changes to the premises. All School procedures and provisions relating to fire safety are outlined in the School's Fire Safety Policy.

Fire detection and alarm systems will have a weekly alarm test. In systems with multiple manual call points, a different one will be tested each week, so that all are eventually included in the schedule of testing over a period of time. G4S will ensure all fire doors remain in efficient working order and should be regularly checked and maintained.

14. Catering

The School's Healthy Eating Policy will be adhered to at all times. The Chef Manager, in consultation with the Headteacher, will ensure that where food is served, there are adequate facilities in place for its hygienic preparation, serving and consumption.

15. Cleaning

G4S are responsible for managing cleaning Staff and will ensure that classrooms and other parts of the School are maintained in a tidy, clean and hygienic state by monitoring standards. Adequate measures should be taken to prevent condensation and noxious fumes in kitchens and other rooms.

16. Maintenance

G4S will ensure that there is a satisfactory standard and adequate maintenance of decoration by implementing the School's planned maintenance programme, including statutory and good practice checks. Most of this work will take place during holiday periods, but smaller tasks may be completed during term time.

A number of documents will be held to assist in managing the estate and ensure it is safe for all users. These will include certificates and details of all statutory examinations, testing and remedial work.

17. Furnishings

The SBM, in consultation with the Headteacher will ensure that the furniture and fittings are appropriately designed for the age and needs, including any SEND or medical conditions, of all pupils registered at the School.

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.

18. Grounds

G4S in consultation with the Headteacher, deputy Headteacher and relevant heads of department, will ensure that there are appropriate arrangements for providing outside space for pupils to play

and exercise safely. Under section 77 of The School Standards and Framework Act 1998, playing fields are protected from development.

The condition of all playground areas will be monitored by G4S and deficiencies will be addressed. The School will ensure, as far as reasonably practicable, that the premises are safe and without risks to health. This includes external areas and means of access to and from the School.

G4S will ensure risks associated with individuals entering or leaving the School estate are assessed and the School perimeter will be secured and controlled accordingly. There will be clear segregation and delineation of pedestrian and vehicular access routes, and separation of parking and playground areas.

19. Health & Safety Audit

The SBM will ensure that the School cooperates with the LA's regular health and safety audit. Any risks identified will be formally recorded, assessed and managed. This will include taking appropriate preventative and protective measures. Risk assessments will be reviewed regularly and kept up to date. This could be as a result of changed circumstances such as bringing in new equipment, using an area for a different purpose or if someone reports a hazard.

As well as formal risk assessments undertaken by competent persons, Staff and pupils will be encouraged to report risks, and there will be a system in place to formally record and act on issues raised.

Health and safety monitoring arrangements will be referred to when carrying out any repairs, maintenance and improvement projects.

20. Electrical Testing & Inspection

A PAT exercise will take place annually. The schematic of the supply route and primary distribution will be updated annually. Fixed wiring and all distribution boards and safety devices will be inspected annually. All fixed wiring and all distribution boards will be tested at least once every five years.

All electrical testing and inspection will be carried out by a competent person.

A visual inspection will be carried out on all connecting cables, plugs and socket outlets before every use of the unit. The results of the visual inspection will be written in a log book as a permanent record of the condition of the electrical equipment.

It is at the discretion of the designer of the installation to use their professional engineering judgement and indicate the recommended inspection timeline on the certification provided.

Testing of all distribution boards in mobile accommodation will be conducted on an annual basis.

21. Other Equipment, Systems & Storage

In line with The Lifting Operations and Lifting Equipment Regulations 1998 (LOLER), G4S will ensure that lifts used by employees for work are safe to use. Plans will be implemented to ensure the safety of users in the event of the lift breakdown or stopping between floors.

The School will ensure equipment used for physical education is safe to use. To ensure that equipment is maintained in a safe condition, it will be regularly inspected.

22. Gas

Gas and electrical safety posters will be displayed around the School, including classrooms. Appropriate signage, e.g. clearly visible hazard warning posters, will also be placed on storage room doors which are used for electrical and gas equipment.

All Staff members working in areas with gas equipment will be made aware of the location of isolation valves, which are kept accessible at all times. In the event that electrical and gas supplies are shut off in an emergency, these will only be turned on again by a competent person.

Gas equipment and appliances will be purchased from reputable suppliers, and equipment that is hired or borrowed will be suitable for use before using it and maintained as necessary. The site manager will maintain an accurate inventory of all gas equipment purchased by the School.

All gas equipment will be installed by a suitability trained engineer and placed in appropriate locations with regard to fire safety and fire escape routes. The engineer's suitability to install or repair gas equipment will be confirmed, e.g. by showing their Gas Safe identification card.

The physical environment where gas equipment is installed will be assessed by G4S to ensure its suitability, e.g. that it is dry, clean and ventilated

All gas equipment will be inspected and maintained, in accordance with the manufacturer's instructions, by the site manager. Equipment will also have confirmation of the approved test authority mark, indicating compliance with the relevant standard.

Gas pipes and flues will be made a suitable rigid material, e.g. metal, and these will be checked for any damage on a daily basis by the site manager. All gas appliances will have the ability to be isolated from the gas supply.

Carbon Monoxide detectors will be inspected on a monthly basis by G4S.

Any isolation valve defects will be reported immediately to the G4S Helpdesk so that appropriate repairs can be arranged, and the equipment is not used. Damaged or leaking gas equipment will not be used and will be immediately reported to the site manager for repair or safe disposal.

Repairs to gas appliances and fixtures will be carried out by a Gas Safe registered engineer. Engineers carrying out repairs on gas equipment will be given sufficient space, access, ventilation and illumination to allow them to carry out the work safely.

23. Monitoring & Review

This Policy is reviewed annually by the Headteacher.

Any changes to this Policy will be communicated to all relevant Staff members.