



## Premises Management Policy

<b>Reviewed by:</b>	Andrew Patterson, Compliance Manager
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<b>Approved by:</b>	Tracey Storey, CEO

## **Aims**

This policy is produced to provide a framework and point of reference for the maintenance and improvement of the school premises, Brook School, Pilgrim Close, Chandlers Ford, Eastleigh. It will also outline on a summary basis, the numerous elements of building management, the aims and objective of each element along with reference to further individual policies and procedures.

This policy will also aim to ensure that there is a framework, which will as a consequence ensure the premises are fit for purpose in terms of providing a suitable, safe, secure, and well-maintained environment within which our learners can learn.

## **Standards**

The school aims to meet standards and requirements as prescribed by the Secretary of State as set out in Part 5 of The Education (Independent School Standards) (England) Regulations 2010 (having come into force on 1<sup>st</sup> January 2013).

## **Building Summary and Plan**

The building is a two-storey building and comprises of:

- Reception
- 8 x Classrooms
- Meeting rooms
- Food Tech Kitchen
- Main Kitchen
- Staff room
- Activity room/sensory room
- Main dining Hall
- Medical room (ground floor)
- Cleaners' cupboard
- Outdoor rear play area including a MUGA

## **Summary of Occupancy Levels**

The school is registered for a capacity of 65 learners.

## **Security and Safeguarding During Operating Hours**

To ensure the safety, safeguarding and monitoring of learners whilst under our care, there are various measures in place. These are as follows:

- There is a secured access system on the external doors which hinders the unauthorised movement of persons within the premises, along with ensuring access is limited only with permission for visitors.
- The sites are manned by staff in reception at all times who will sign in and out visitors.
- Certain rooms in the building can only be accessed with a key for confidentiality or safety reasons.

All visitors will be recorded within the premises and escorted to their internal destination by staff. Visitors are all given the safeguarding leaflet. Once recorded, visitors are issued with visitor lanyards clearly giving their identity.

## **Fire Safety**

As per the Regulatory Reform (Fire Safety) Order 2005, the school undertakes risk assessments to identify the general fire precautions needed to safeguard the safety of occupants in case of fire, including their safe means of escape. These include ensuring procedures are in place to reduce the likelihood of fire, maintaining fire detection and alarm systems, and familiarising staff and learners with emergency evacuation procedures. These risk assessments are updated if any significant changes to the premises or their use takes place. Records of risk assessment, risk management and general fire safety maintenance are recorded within the 'Fire Safety' section of the company's health and safety server-based folder. The building has a fully automated door access system which in the event of fire alarm activation will disengage all external doors. The building will meet the standards as set out in

the Regulatory Reform (Fire Safety) Order 2005. Reference is also made to document Building Bulletin 100: Design for fire safety in schools. Consultation has been carried out with local authority building control and the local Fire Brigade Business Safety Officer.

### **Toilet and Washing Facilities**

The school provides toilet and washing facilities solely for the use of learners. These comprise of:

- Learner unisex – 5x toilet, each with a hand basin with hot and cold water.
- 1 x Shower cubicle and changing area with a separate toilet and handwash basin in the event of need arising following physical exercise and designated as a learner toilet.

The school also provides toilet and washing facilities for adult persons which comprise of:

- Adult unisex – 1x toilet (first floor), with a hand basin with hot and cold water.
- Adult unisex - 2 x toilet cubicles (ground floor) and two hand basins with hot and cold water.
- 1 x accessible toilet (ground floor) for the use of staff, visitors or learners, as required with a hand wash basing with hot and cold water.

The school also outsources its sanitary requirements, which includes the provision and regular collection of sanitary waste.

### **Medical Accommodation**

In line with the company's First Aid Policy, facilities are provided which:

- Accommodate the medical examination and treatment of learners.
- The accommodation is in the vicinity of washing facilities.
- The accommodation offers privacy.

The location of the medical room is on the ground floor. The room is equipped with washing facilities.

### **Acoustics**

The acoustic conditions of teaching areas are considered in relation to the activities being carried out. Within classroom areas, the staff can communicate clearly with learners without voice strain or extensive echo. Other noises such as teaching equipment, outside traffic noise, or noise from adjacent rooms are also taken into consideration and no negative effects are experienced.

### **Lighting**

All internal teaching areas are assessed in relation to having adequate lighting. This should be at levels where rooms are lit to enable occupants can clearly see (without strain) each other's faces which ensures good visual communication and avoids eye strain when reading or carrying out other close work. All classroom areas within the building have external facing windows giving a good source of natural light. They are also all artificially lit which assists in the event of fading natural light. Adequate lighting is also present in terms of ensuring safe entry and exit to the building. All entrances and escape corridors are illuminated from above.

### **Water Supplies**

The school recognises the need for hot water to be provided:

- Water not exceeding 43 degrees Celsius to avoid scalding within areas accessible by learners (e.g washing facilities). This has been remedied by the installation of thermostatic mixing valves to ensure the temperature is regulated.
- Water exceeding 43 degrees Celsius is available in other areas of the building (e.g., kitchens) and relevant measures are in place to ensure compliance with HSE control of legionella guidance.

The provision of suitable drinking water is also addressed by the provision of readily accessible water through duly signalled drinking water taps and those that aren't are also labelled as such.

All other cold-water taps are to be marked with signage advising against its use for drinking. This is particularly important within the washing facilities in the toilets.

The toilets themselves have adequate supplies of water.

### **Outdoor Space**

The school ensures that learners can spend a proportion of their time outside and in natural daylight. The premises has an outdoor area to the rear which is constructed to ensure that the learners are in a safe and secure environment. This provides an area for rest and relaxation during break times.