



Pensilva Primary School

Premises Management Policy

Date of Adoption	19/03/25
Review Date	Spring 2027

Chronology

Date	Action
Feb 25	Policy written by MD (headteacher)
19/03.25	Approved by Full Governing Body
Jan 26	Reviewed by Headteacher
28/01/26	Adopted by full governing body

Signed:

1. Aims

Pensilva Primary School is committed to ensuring that its buildings and equipment are managed efficiently and in full compliance with legal and statutory requirements.

Regular inspections and testing are carried out to meet statutory obligations and adhere to best practice recommendations, ensuring all facilities remain safe and functional.

We prioritise the safety and well-being of our staff, pupils, parents, and visitors by maintaining premises and equipment in accordance with the Health and Safety at Work etc. Act 1974. Furthermore, we comply with The School Premises (England) Regulations 2012 to meet the standards required for maintained schools. For Early Years Foundation Stage (EYFS) settings, the school adheres to the statutory framework requirements to ensure a safe and nurturing environment for young learners. Through these measures, we aim to create a safe, supportive, and well-maintained learning environment.

This document is based on the Department for Education's guidance on good estate management for schools.

2. Roles and responsibilities

The governing board, headteacher and external contractors 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 school secretary are responsible for ensuring relevant risk assessments are conducted and for reporting to the governing board, as required. They are also responsible for:

- Being the first point of contact for any issues with the premises
- Liaising with external contractors
- Conducting and keeping a record of risk assessments and incident logs related to the school premises
- Collating records and documents relating to premise management

Kernow FM is contracted by the school to complete building compliance works. They are responsible for:

- Inspecting and maintaining the school premises
- Keeping up to date records relating to building compliance
- Conducting repairs and maintenance as instructed by the school
- Liaising with the headteacher about what actions need to be taken to keep the school premises safe

NB: This list is not intended to be exhaustive.

3. Inspection and testing

We 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 Department for Education's guidance on good estate management for schools.

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 HSE guidance on maintaining portable electric equipment for suggested intervals and types of testing/inspection.	John Watson (Kernow FM)
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.	John Watson (Kernow FM)
Emergency lighting	Monthly flash test. 6-monthly condition test (including 3-hour battery test) by a competent person.	John Watson (Kernow FM)
Gas/Oil 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.	PJD Martin (instructed by Emma Matthews) NB: No gas appliances or fittings on site.
Fuel oil storage	Checks at least weekly, with more detailed annual inspections by qualified inspectors.	John Watson (Kernow FM)
Legionella checks on all water systems	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 guidance for each type from the HSE .	Reef Water Solutions Instructed by Emma Matthews

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
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>	John Watson (Kernow FM)
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>	John Watson (Kernow FM)
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>	John Watson (Kernow FM) ExCo (instructed by Emma Matthews)
Fire doors	Regular checks by a competent person.	John Watson (Kernow FM)
Firefighting equipment	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.	FireCrest (instructed by Emma Matthews)
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>	John Watson (Kernow FM)

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Chemical storage	<p>Inventories are kept up-to-date.</p> <p>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 HSE guidance on COSHH assessment).</p>	<p>Matt Davies</p> <p>Individual contractors e.g. Bidvest Noonan (cleaning contractors), Aspens (catering contractors)</p>
Playground and gymnasium equipment	<p>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).</p> <p>Outdoor fixed play equipment – periodic and annual inspections by a competent person.</p>	DTGS (instructed by Emma Matthews)
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.	Jason Bellinger (instructed by Emma Matthews)
Radon	<p>Risk assessments including radon measurements will be carried out in all of our above-ground workplaces in radon-affected areas, and all of our below-ground workplaces.</p> <p>Radon measurements will last for 3 months, using radon monitors, in line with Public Health England (now the UK Health Security Agency) radon guidance for schools.</p> <p>Where measurements show radon levels below 300Bq/m³, radon levels will be remeasured at least every 10 years. If significant changes are made to the buildings or work processes, remeasurement will also be considered.</p> <p>For any sites with radon levels above 300Bq/m³ we will work with a radiation protection adviser to manage reduction and decide on risk assessment and remeasurement frequency.</p>	Cormac (instructed by Emma Matthews)

4. Risk assessments and other checks

Please refer to our risk assessment policy for information about the school's approach to risk assessment. In addition to the risk assessments we are required to have in place (please refer to our risk assessment policy and health and safety policy for more information), we make sure we have risk assessments in place, regularly updated, to cover:

- Car parking and vehicle/pedestrian segregation
- Lettings

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

5. Monitoring arrangements

The application of this policy is monitored by the headteacher and school secretary through, among other things, visual checks of the school site and equipment, and checks of risk assessments.

Copies of risk assessments and paperwork relating to any checks are kept in the school office.

This policy will be reviewed by the headteacher annually. At every review, the policy will be shared with and approved by the governing body.

6. Links with other policies

This premises management policy is linked to our:

- Health and safety policy
- Risk assessment policy