



Brighter Futures
Educational Trust

PREMISES MANAGEMENT POLICY

Policy Number: 26

Review Committee: Finance and Risk

Type of Policy: Statutory

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Next Review: June 2027

VERSION CONTROL

V1.1	June 2024	Version control added Names/roles changed
V1.2	June 2025	Grammatical changes
V1.3	June 2026	• New layout due to rebranding • Change of job roles/name throughout • Addition of local governing board throughout

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1. AIMS

Our Trust 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](#) (GEMS).

3. ROLES AND RESPONSIBILITIES

The Board of Trustees, Estates Compliance and Operations Officer, Site Managers, Local Governing Body and the Headteachers will ensure this premises management policy is properly implemented, and that tests and inspections are carried out in accordance with this policy.

The Estates Compliance and Operations Officer, Site Managers and Headteachers are responsible for ensuring relevant risk assessments are conducted and for reporting to the Board of Trustees and Local Governing Body, as required.

The Site Managers are responsible for:

- Inspecting and maintaining the school and site 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 school premises
- Liaising with the Headteachers about what actions need to be taken to keep the school premises safe

This list is not intended to be exhaustive.

4. 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 engaging a suitably qualified person to carry out inspection, testing or maintenance where appropriate. 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.	Site Manager
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.	Site Manager
Emergency lighting	Monthly flash test. Annual condition test (including 3-hour battery test) by a competent person.	Site Manager

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
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.	Site Manager
Fuel oil storage	Checks at least weekly, with more detailed annual inspections by qualified inspectors.	Site Manager
Air conditioning systems	Inspections by an energy assessor at regular intervals (not exceeding 5 years). Annual certificated inspection to ensure no refrigerant leakage. Annual checks and maintenance schedule (in line with good practice).	Site Manager
Pressure systems	No fixed maintenance requirement (our program takes account of the list on page 44 of the HSE's Safety of Pressure Systems guidance , 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).	Site Manager
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 .	Site Manager
Asbestos	Regular inspections as part of the asbestos register and management plan. Reviews of the asbestos register annually. Refurbishment and demolition surveys before any refurbishment or demolition work.	Site Manager

ISSUE TO INSPECT	FREQUENCY	PERSON RESPONSIBLE
Equipment used for working at height	Inspected before use, and at suitable intervals appropriate to the environment it's used in and how it's used. In addition, inspections after anything that may affect the safety or stability of equipment, e.g. adverse weather or accidental damage.	Site Manager
Fire detection and alarm systems	Weekly alarm tests, with a different call point tested each week where applicable. six-monthly inspections and tests by a competent person. Internal annual fire risk assessment by a competent person - also includes the maintenance of fire detection and alarm systems. An external assessment will be conducted every three years.	Site Manager
Fire doors	Regular checks by a competent person.	Site Manager
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.	Site Manager
Extraction systems	Regular removal and cleaning of grease filters and cleaning of ductwork for kitchen extraction systems. Local exhaust ventilation systems (such as those for working with hazardous substances) examined and tested at least every 14 months by a competent person. More routine checks are also set out in system logbooks.	Site Manager

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 HSE guidance on COSHH assessment).	Site Manager
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.	Site Manager
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.	Site Manager
Radon	Radon measurements will last for three months, using radon monitors, in line with Public Health England (now the UK Health Security Agency) radon guidance for schools. Where measurements show radon levels below 300Bq/m³, radon levels will be remeasured at least every ten years. If significant changes are made to the buildings or work processes, remeasurement will also be considered. 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.	Site Manager

5. RISK ASSESSMENTS AND OTHER CHECKS

Please refer to our Risk Assessment Policy for information about the Trust'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
- Traffic management
- Shared premises
- Vacant buildings
- Lettings

The Trust also makes 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 Estates Compliance and Operations Officer and Site Managers through, among other things, visual checks of the school sites and equipment, and checks of risk assessments.

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

This policy will be reviewed by the Estates Compliance and Operations Officer annually. At every review, the policy will be shared with and approved by the Finance and Risk Committee.

7. LINKS WITH OTHER POLICIES

This premises management policy is linked to:

- Health and Safety Policy
- Risk Assessment Policy