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**Kingstone Academy Trust**

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| **Premises Management Policy** | |
| **Schools** | **Kingstone Academy Trust:**   * Kingstone & Thruxton Primary School * Kingstone High School |
| **Policy Officer** | Estates Manager |
| **Distribution** | Public |

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| **Review** | Annually |
| **Date of Review** | September 2024 |

Premises Management Policy

**Introduction**

Kingstone Academy Trust has a duty to ensure that buildings under their control comply with statutory and regulatory standards. The Trust needs to consider the building’s:

* Condition – focusing on the physical state of the premises to ensure safe and continuous operations as well as other issues involving building regulations and statutory requirements.
* Suitability – focusing 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.

Kingstone Academy Trust premises are monitored by the Estates Team and Heads of Schools.

**Aims**

The aims of Kingstone Academy Trust’s Premises Management Policy are as follows:

* Set out the premises management objectives for the school.
* Detail the structure for the management of premises and responsibilities for senior managers and employees.

**Context**

Kingstone Academy Trust operates within guidance and procedures set out by the Department for Education.

This policy will be evaluated annually by the Trustee Board to ensure it is still fit for purpose; circumstances may require frequent modifications.

**Responsibilities**

Responsibility for the individual School premises is delegated to the CEO and Heads of School, who manages this function through the Estates Team.

The condition of the premises and the management of the grounds and premises will be constantly monitored by the Estates Team to ensure that the site is compliant with statutory regulations and the advice provided in the DFE’s Good Estate Management for Schools manual.

**General Maintenance**

It is the responsibility of the Estates Team, monitored by the CEO to ensure that the school is fully legally compliant following recommended/best practice where possible. Appendix 1 sets out a schedule of activities with current relevant laws and standards.

As well as periodic inspections and checks for faults and problems, each school operates a system of fault reporting whereby issues are reported to the Estates Team. The Estates Team will assess the priority of such requests and act on them as required. Urgent faults will be acted upon immediately to ensure the safety of all site users. Each schools site strongly supports a programme of planned preventative maintenance, to prevent faults and problems arising.

The Estates Team, acting under authority from the CEO, will prepare, keep, and monitor a site plan. This includes a schedule of inspections, surveys, checks and improvement works relating to all aspects of the management of the school site and its buildings.

**General Design**

Kingstone Academy Trust will make following considerations:

* Furniture and fittings are appropriate for the age and need.
* There are appropriate facilities for students who are ill.
* Appropriate facilities for students with Special Educational Needs and /or Disability
* There are sufficient washrooms for staff and students.
* Classrooms are appropriate in size to allow effective teaching.
* Sufficient access so that emergency evacuations can be carried out for all students.
* Lighting, heating, and ventilation are appropriate for room usage.

**Water supply (Legionella)**

Kingstone Academy Trust arranges regular risk assessments and testing of water systems (water storage tanks, shower systems and other systems which potentially hold water at a temperature between 20 and 45°C) for all premises to ensure that:

* Each School site has a wholesome supply of water for domestic purposes including a supply of drinking water.
* WCs and urinals have an adequate supply of cold water and washbasins, sinks (including deep sinks) and showers have an adequate supply of hot and cold water.
* The temperature of hot water supplies to showers shall not exceed 43°C.

**Asbestos Management**

Individual School sites hold an Asbestos Register and Asbestos Management Guidance, which is annually reviewed. It is held in the Reception Office of each site and shows the locations where asbestos has been identified or is suspected on site. The register is made available to all contractors.

Each School applies the below principles:

* Approved registered contractors must be employed to deal with any removals.
* Each site must have a trained designated person in asbestos awareness.
* If the asbestos is in good condition and is not in an area where it will be disturbed, then it is safe to leave it in place.

**Drainage**

Kingstone Academy Trust ensures that there are adequate drainage systems for hygienic purposes and the disposal of wastewater and surface water by carrying out regular visual checks and calling in drainage specialists should any drainage issue arise.

**Waste Management**

Kingstone Academy Trust are committed to reducing its waste and to recycle as much as it can. This includes the waste management of cardboard, paper, plastic, ICT and Waste Electrical Equipment (WEE).

Kingstone Academy Trust follows all legal waste obligations, including management of confidential waste, to ensure the correct licensing of their waste and maintain such records.

**Contractors**

Kingstone Academy Trust contracts an organisation to carry out all legislative works to ensure that we are fully compliant, whilst ensuring that:

Adequate arrangements are in place to select, appoint and monitor any contractor undertaking work.

It is the responsibility of the Estates Team to ensure that all works have been quality assured to the best of their ability.

The competence of contractors (competence can be judged from experience, recommendation, pre-selection evaluation or a combination that takes into consideration the nature and scale of the works required).

The appropriate qualifications/accreditations are held by the contractor, for example GAS SAFE or NICIEC registered for work in connection with gas and electrical installations respectively.

Where required a permit to work system is used.

That the contractor has a current health and safety policy, has current suitable insurances.

Risk assessments and method statements are examined to check that contractors and others have correctly interpreted any site-specific conditions.

**Glazing**

Kingstone Academy Trust ensures that any damaged glass is made safe as soon as possible before being replaced and that glass installed in the building is a safety material (e.g. laminated, or toughened glass).

The use of fire rated glass is an important component in building safety and building regulations specify where it must be used.

**Traffic Management**

Kingstone Academy Trust has the following arrangements in place to manage traffic on our premises to minimise the risk of a vehicle hitting a pedestrian or collision between vehicles:

* The main school car park and driveway has a speed limit of 5 mph imposed.
* Pedestrian entrances are separate from the vehicle access point to segregate pedestrians and vehicles.
* Parking areas are allocated for visitors, staff and school vehicles and pedestrian access and egress routes are maintained.
* Deliveries to school during term time are, wherever possible, coordinated for arrival during lesson times to minimise the risk of a vehicle hitting a pedestrian while they are accessing or leaving the school.

**Grounds Maintenance**

Kingstone Academy Trust ensures that the grounds are reasonably maintained, including provision for grass cutting, tree pruning, weeding and sports pitch markings etc.

***Statutory Duties – Trees***

In law anyone responsible for trees has a ‘Duty of Care’ to protect people and property from harm caused by their failure. Where trees are present on school sites the school has a responsibility for establishing an appropriate system for their management. In the unfortunate event of a tree failure, the investigating authority will ask for records to show that a system of inspection and management is in place. This will include routine inspections, formal tree surveys and risk assessments and details of remedial action taken. To demonstrate good practice our school will implement an appropriate inspection system which includes;

* A good knowledge of the site and the trees and shrubs present on it, including quantifying the risk level trees present.
* Routine visual (documented) inspection of the ongoing condition of trees
* A proactive system of inspection of each tree by a competent and qualified person/contractor as a minimum every two years
* A clear recording system that identifies those trees that require work and when it is required.
* A system of documentation to show that work requirements are fulfilled and completed.

**Risk Assessment**

Kingstone Academy Trust will ensure that relevant Risk Assessments are completed by a trained and competent person and put in place and reviewed annually or upon a change in circumstances or following an incident.

**Evacuation**

Kingstone Academy Trust will ensure that there is sufficient access throughout the site so that emergency evacuations can be accomplished safely for all students and staff (including those with special needs) by ensuring that all exits are kept clear and unencumbered; and by carrying out regular checks of the same.

The school will ensure that the Fire and Emergency Evacuation Plans are updated periodically and circulated to all staff.

**Accessibility**

The school must ensure that access to the grounds and building(s) allow for all staff and students, including those with special needs, to access the school establishment and curriculum safely and comfortably by ensuring that entrances are well maintained and unencumbered and by arranging ramp access for wheelchair users.

The school must ensure that there is appropriate access for wheelchair users, including Emergency Evacuation Chairs and suitably qualified operators.

**Housekeeping and Tidiness**

It is accepted that untidy workplaces are hazardous and give rise to many accidents which could otherwise be avoided. The Academy therefore places great importance on the need to maintain clean and tidy conditions to prevent accidents, reduce fire hazards and providing better working and learning conditions.

All members of staff, regardless of status, are required to keep their own work areas tidy.

Pupils are expected to keep their classrooms tidy, storing belongings in bags, not on the floor or in corridors. Teaching staff are to monitor this.

The Site team are to be informed of any non- COSHH spillages that require cleaning up (COSHH spillages are to be dealt with in accordance with the COSHH assessment for the substance). Where the spillage or subsequent cleaning creates a slip hazard, warning signage will be placed at all approaches to the area.

**Security**

The Estates Team and Heads of School ensures that the school sites have adequate security arrangements for the grounds and buildings by ensuring that the building is securely locked and alarmed each night, that the building has a secure entrance, and that the perimeter fence is secure.

**Links with other policies**

This Premises management policy is linked to the Health and Safety Policy.

Schedule of Activities

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| **Topic** | **Statutory/ Recommended/**  **Service Requirement Best Practice** | | **Frequency/Regularity** | **Links to Other Information/ Documents** | **Relevant Legislation/British Standard/Approved Code of Practice** |
| **Clinical waste** | KTPS - 6  KHS – 33 units  These are refreshed on a monthly basis. | Statutory | Monthly refresh by an external company. |  | The Hazardous Waste Regulations  2012 |
| **Compulsory display of notices** | Checks made to ensure correct and up to date information is displayed | Statutory | Regular checks to ensure information is still on display and is current |  | Health and Safety Act Work Act 1974 |
| **Contractor qualification check** | KAT contracts an external company to carry out legislative checks and works; a part of this process is they checks contractors’ qualifications i.e., NICEIC, ECA as well as DBS details. | Best practice | On appointment of contractor | See also sections on Gas Safety Regulations and Electricity at Work  Regulations |  |
| **Control of substances hazardous to health (COSHH) risk assessment** | Check on storage and use of hazardous materials | Statutory | Annual (best practice) | [COSHH A Brief Guide to](http://www.hse.gov.uk/pubns/indg136.pdf) [the](http://www.hse.gov.uk/pubns/indg136.pdf) [Regulations](http://www.hse.gov.uk/pubns/indg136.pdf)  [COSHH Approved Code](http://www.hse.gov.uk/pUbns/priced/l5.pdf) [of](http://www.hse.gov.uk/pUbns/priced/l5.pdf) [Practice](http://www.hse.gov.uk/pUbns/priced/l5.pdf) (NB this is a priced publication) | The Control of Substance Hazardous to Health Regulations 2002 (as amended) |
| **Duct hygiene (air conditioning,**  **plenum heating)** | Inspection and testing |  | Annual inspection and testing – thorough cleaning routine determined from testing/ inspection results |  | Workplace (Health, Safety and Welfare Regulations) 1992 and COSHH LEV Testing |
| **Electrical - PAT** | Portable appliance inspection and testing | Statutory | Annual | [The Provision and Use](http://www.opsi.gov.uk/si/si1998/19982306.htm) [of Work Equipment](http://www.opsi.gov.uk/si/si1998/19982306.htm) [Regulations 1998](http://www.opsi.gov.uk/si/si1998/19982306.htm) | The Provision and Use of Work Equipment Regulations 1998 (PUWER) |

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| **Topic** | **Statutory/ Recommended/**  **Service Requirement Best Practice** | | **Links to Other Frequency/Regularity Information/ Documents** | | **Relevant Legislation/British Standard/Approved Code of Practice** |
| **Electrical – fixed electrical installations** | Schematic of supply route and primary distribution | Best practice | Annual | [Simple precautions –](http://www.hse.gov.uk/electricity/withequip.htm) [Work](http://www.hse.gov.uk/electricity/withequip.htm) [on electrical](http://www.hse.gov.uk/electricity/withequip.htm) [equipment](http://www.hse.gov.uk/electricity/withequip.htm) [machinery or](http://www.hse.gov.uk/electricity/withequip.htm)  [installations](http://www.hse.gov.uk/electricity/withequip.htm) | Electricity at Work Regulations 1989 and BS 7671 IEE Wiring Regulations |
| Inspection of fixed wiring and all distribution boards and safety devices | Best practice | Annual | [The Electricity at Work](http://www.opsi.gov.uk/si/si1989/Uksi_19890635_en_1.htm) [Regulations 1989](http://www.opsi.gov.uk/si/si1989/Uksi_19890635_en_1.htm)  [Electrical Safety Council’s](https://www.electricalsafetyfirst.org.uk/electrical-professionals/best-practice-guides/) [Best Practice Guide on](https://www.electricalsafetyfirst.org.uk/electrical-professionals/best-practice-guides/) [Periodic Inspection](https://www.electricalsafetyfirst.org.uk/electrical-professionals/best-practice-guides/) [Reporting](https://www.electricalsafetyfirst.org.uk/electrical-professionals/best-practice-guides/) | Electricity at Work Regulations 1989 and BS 7671 IEE Wiring Regulations |
| Testing of all fixed wiring and all distribution boards | Statutory | Five yearly (or more frequently as determined by competent person) |  | Electricity at Work Regulations 1989 and BS 7671 IEE Wiring Regulations |
| **Electrical**  **– stage lighting** | Inspection and testing of portable dimmer racks with no fixed cabling, plugs, sockets, flexible leads | Statutory | Annually inspection and test by competent person |  | Electricity at Work Regulations 1989 |
| **Emergency**  **lighting** | Inspection and testing of system – These works are carried out by an external qualified contractor | Statutory | Variable but recommend monthly checks by Site Team to check functionality and stop button functional test.  Every six months – one hour duration test.  Annual full duration test |  | Electricity at Work Regulations 1989 and Regulatory Reform (Fire Safety) Order 2005 |

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| **Equalities Act 2010 – Accessibility** | Inspection | Statutory | Checks to be made whenever alteration/changes are made to the building or the external environment | [Disability Discrimination](http://www.opsi.gov.uk/acts/acts1995/ukpga_19950050_en_1) [Act 1995](http://www.opsi.gov.uk/acts/acts1995/ukpga_19950050_en_1)  [Disability Discrimination](http://www.opsi.gov.uk/ACTS/acts2005/pdf/ukpga_20050013_en.pdf) [Act 2005](http://www.opsi.gov.uk/ACTS/acts2005/pdf/ukpga_20050013_en.pdf) | Equality Act 2010 see also Disability Discrimination Act 1995 and 2005 and BS8300 for background.  Building Regulations 2010 |
| [BS8300](http://www.bsi-global.com/en/Standards-and-Publications/Industry-Sectors/Building-and-Construction/BC-standards/BS-83002001) |
| **Extraction systems including fume cupboards** | Inspection and testing of dust extraction equipment | Best practice | Annual |  | Control of Substances Hazardous to Health 2002 (as amended) |
| Local exhaust ventilation | Statutory | Annual | [Controlling Airborne](http://www.hse.gov.uk/pubns/books/hsg258.htm) [Contaminants at](http://www.hse.gov.uk/pubns/books/hsg258.htm) [Work: A Guide to](http://www.hse.gov.uk/pubns/books/hsg258.htm) [Local](http://www.hse.gov.uk/pubns/books/hsg258.htm) [Exhaust](http://www.hse.gov.uk/pubns/books/hsg258.htm) [Ventilation](http://www.hse.gov.uk/pubns/books/hsg258.htm) | Control of Substance Hazardous to Health 2002 (as amended)  Building Bulletin 88 Fume Cupboards, DfE applies to installation and maintenance of school.  fume cupboards |
| There is a British Standard that applies to other fume cupboards |
| **Fire risk assessment**  **and emergency plan** | Fire risk assessment | Statutory | Whenever any changes are made that will impact on the original assessment | [The Regulatory Reform](http://www.opsi.gov.uk/si/si2005/20051541.htm) [(Fire Safety) Order](http://www.opsi.gov.uk/si/si2005/20051541.htm) [2005](http://www.opsi.gov.uk/si/si2005/20051541.htm) | Regulatory Reform (Fire Safety) Order 2005 |
| **Fire detection** | Inspection and testing | Best practice | Weekly test with |  | Regulatory Reform (Fire Safety) |
| **and alarm** | of system |  | Order 2005 |
| **systems** |  | Annual inspections by |  |
|  |  | competent person |  |
| **Fire doors** | Inspection | Best practice | Termly |  | Regulatory Reform (Fire Safety) Order 2005 |

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| **Topic** | **Statutory/ Recommended/**  **Service Requirement Best Practice** | | **Frequency/Regularity** | **Links to Other Information/ Documents** | **Relevant Legislation/British Standard/Approved Code of Practice** |
| **Firefighting equipment** | Inspection and  maintenance extinguishers | Best practice | Annual |  | Regulatory Reform (Fire Safety) Order 2005 |
| Inspection and testing of fire sprinkler system | Best practice | Annual, although further checks may be necessary for specific insurance requirements. |  | Regulatory Reform (Fire Safety) Order 2005 |
| **First aid equipment** | Inspection |  | Regular checks to ensure no equipment is outside of expiry date | [HSE – first aid at work:](http://www.hse.gov.uk/firstaid/legislation.htm) [legislation](http://www.hse.gov.uk/firstaid/legislation.htm) | Health and Safety (First Aid) Regulations 1981 as amended by the [Health and Safety](http://www.opsi.gov.uk/si/si2002/20022174.htm) [(Miscellaneous](http://www.opsi.gov.uk/si/si2002/20022174.htm) [Amendment)](http://www.opsi.gov.uk/si/si2002/20022174.htm)  [Regulations 2002](http://www.opsi.gov.uk/si/si2002/20022174.htm) |
| **Food safety** | Inspection | Statutory | Minimum six-monthly inspections.  Annual inspections of electrical and gas in kitchen/ catering equipment. | <http://ratings.food.gov.uk/> | The Food Hygiene (England) (Amendment) Regulations 2010  Came into force 13 April 2010.  These regulations amend the Food Hygiene (England) Regulations 2006 by: updating the definitions of certain EU instruments that are referred to.  to in the Food Hygiene (England) Regulations 2006, and substituting a revised Schedule 1 (definitions  of EU legislation) for the existing Schedule 1 (definitions of Community legislation) providing that when certain requirements are complied with, a person will be considered.  not to have contravened or failed to comply with specified provisions of Regulation (EC) No. 853/2004 laying down specific hygiene rules.  for food of animal origin. |

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| **Topic** | **Statutory/ Recommended/**  **Service Requirement Best Practice** | | **Links to Other Frequency/Regularity Information/ Documents** | | **Relevant Legislation/British Standard/Approved Code of Practice** |
| **Gas safety** | Gas safety inspections and certificates | Statutory |  | [www.hse.gov.uk/pubns/](http://www.hse.gov.uk/pubns/) books/l56.htm | The Gas Safety (Installation and Use) (Amendment) Regulations 2018  Came into force 6 April 2018 |
| **Gas appliance** | Identification and location | Statutory | Annual updating |  | The Gas Safety (Installation and Use) (Amendment) Regulations 2018  Came into force 6 April 2018 |
| Servicing for efficient operation, combustion | Recommended for all premises.  Statutory duty on Landlords | Annual servicing to include check on ventilation, adequate flues, heat input combustion conformance, appliance is stable and safety devices working |  | The Gas Safety (Installation and Use) (Amendment) Regulations 2018  Came into force 6 April 2018 |
| **Gas pipe work** | Visual condition inspection and testing if required | Recommended | Annual |  | The Gas Safety (Installation and Use) (Amendment) Regulations 2018  Came into force 6 April 2018 |
| **Glazing** | Checks | Statutory | Initial survey of building to identify areas where safety glazing should be in place, ongoing checks that any glazing replacements are.  with safety glass as required. |  | Workplace (Health, Safety and Welfare Regulations 1992) and Building Regulation, Part K |

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| **Topic** | **Service Requirement** | **Statutory/ Recommended/ Best Practice** | **Frequency/Regularity** | **Links to Other Information/ Documents** | **Relevant Legislation/British Standard/Approved Code of Practice** |
| **Kilns** | Inspection | Statutory | Annual | Electrical | To BS Standard 7671. BS7671:2008  Requirements for Electrical Installations (IEE Wiring Regulations 17th Edition) |
| **Lifts and hoists** | Thorough examination, full maintenance, and Inspection | Statutory | Every six months minimum for passenger lifts  Every 12 months for goods lifts | [The Lifting](http://www.hse.gov.uk/lau/lacs/90-4.htm) [Operations](http://www.hse.gov.uk/lau/lacs/90-4.htm) [and](http://www.hse.gov.uk/lau/lacs/90-4.htm) [Lifting Equipment](http://www.hse.gov.uk/lau/lacs/90-4.htm) [Regulations 1998](http://www.hse.gov.uk/lau/lacs/90-4.htm) | Lift operations and Lifting Equipment Regulations 1998 |
| After substantial and significant changes have been made |
| **Playground and** | Inspection and testing | Best practice | Annual |  | BS 5696, BS 7188, BS7044, BS  1892 |
| **gymnasium** | Part 1 2003 |
| **equipment –** |  |
| **fixed** |  |

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| **Topic** | **Service Requirement** | **Statutory/ Recommended/ Best Practice** | **Links to Other Frequency/Regularity Information/ Documents** | | **Relevant Legislation/British Standard/Approved Code of Practice** |
| **Powered gates** | Inspection | Statutory | Annual | [www.hse.gov.uk/work-](http://www.hse.gov.uk/work-) equipment-machinery/ powered-gates/ responsibilities.htm | Workplace (Health, Safety and Welfare) Regulations 1992. |
| **Pressure vessels** | Inspection | Statutory | Annual | [www.hse.gov.uk/pressure-](http://www.hse.gov.uk/pressure-) systems/law.htm | Pressure Equipment (Safety) Regulations 2016 |
| **Radiation equipment and substances** | Risk Assessment | Statutory | Annual | [www.cleapss.org.uk/](http://www.cleapss.org.uk/) | The Ionising Radiations Regulations 2017 (IRR17) |
| **Radon** | Risk Assessment |  |  | [Statutory Instrument 1999](http://www.opsi.gov.uk/si/si1999/19993232.htm)  [No. 3232](http://www.opsi.gov.uk/si/si1999/19993232.htm) | The Ionising Radiation Regulations 2017 (IRR17) |
| **Rolling doors (vertically opening powered rolling doors)** | Inspection | Statutory | Annual | [www.hse.gov.uk/work-](http://www.hse.gov.uk/work-) equipment-machinery/ powered-gates/ responsibilities.htm | Workplace (Health, Safety and Welfare) Regulations 1992. |
| **Security fencing** | Risk Assessment | Good practice |  | [www.securedbydesign.com](http://www.securedbydesign.com/) |  |
| **Slips and trips** | Risk assessment |  | As required | [www.hse.gov.uk/slips/](http://www.hse.gov.uk/slips/) index.htm | The Workplace (Health and  Safety and Welfare) Regulations 1992 |
| **Sports field lighting** | Risk assessment | Statutory electrical check |  | BS EN 12193:2007 |  |

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| **Topic** | **Statutory/ Recommended/**  **Service Requirement Best Practice** | | **Links to Other Frequency/Regularity Information/ Documents** | | **Relevant Legislation/British Standard/Approved Code of Practice** |
| **Tree safety** | Risk assessment |  | Annual and following any works that could have caused damage and high winds |  | Health and Safety at Work etc Act 1974  Occupiers Liability Act 1957 and 1984 |
| **Water coolers and fountains** | Inspection and servicing | Best practice | Annual | <http://bwca.org.uk/about-> bwca/codes-of-practice/. | The Water Supply (Water Fittings) Regulations 1999 |
| **Water hygiene and safety**  **Legionnaire s’ disease**  **Water systems**  **Cold water systems** | Water hygiene risk assessment; prepare a written control scheme | Statutory | Regular reviews when deemed necessary | [Legionnaires’ Disease –](http://www.hse.gov.uk/pubns/books/l8.htm) [The Control of Legionella](http://www.hse.gov.uk/pubns/books/l8.htm) [Bacteria in Water](http://www.hse.gov.uk/pubns/books/l8.htm) [Systems](http://www.hse.gov.uk/pubns/books/l8.htm) [ACOP L8 HSG](http://www.hse.gov.uk/pubns/books/l8.htm) [274](http://www.hse.gov.uk/pubns/books/l8.htm) | Health and Safety Act Work Act 1974  Control of Substances Hazardous to Health Regulations 2002 (COSHH)  Notification of Cooling Towers and  Evaporative Condensers Regulations 1992 |
| Flush through little used outlets | Recommended | Weekly | [www.legionellacontrol.org.](http://www.legionellacontrol.org/) uk | The Control of Legionella Bacteria in Water Systems ACOP L8 HSG  274 |
| Temperature testing | Recommended | Monthly |  | The Control of Legionella Bacteria in Water Systems ACOP L8 HSG  274 |
| Water quality check and routine maintenance | Recommended | Annual |  | The Control of Legionella Bacteria in Water Systems ACOP L8 HSG  274 |
| **Water Hygiene and Safety**  **Legionnaires’ Disease**  **Water Systems – Low pressure hot water systems** | Visual condition inspection | Recommended | Annual |  |  |
| Maintenance checks on all pipe work devices (strainer, valves, blending valves, pumps etc | Best practice | Annual updating |  |  |

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| **Topic** | **Service Requirement** | **Statutory/ Recommended/ Best Practice** | **Frequency/Regularity** | **Links to Other Information/ Documents** | **Relevant Legislation/British Standard/Approved Code of Practice** |
| **Water hygiene and safety**  **Legionnaires’ disease** | Heat emitters and exposed surfaces of pipe work  not to exceed regulation temperatures. | Statutory | Annual |  | Education (School Premises Regulations) 2012 The Control of Legionella Bacteria in Water Systems ACOP L8 HSG 274 |
| **Water systems – Water**  **and surface temperature** |
| **Workstation assessment** | Analysis of workstation to assess any health and safety risks |  | Change of employee or relocation of workstation | [The Health and Safety](http://www.opsi.gov.uk/si/si1992/Uksi_19922792_en_1.htm) [(Display Screen](http://www.opsi.gov.uk/si/si1992/Uksi_19922792_en_1.htm) [Equipment)](http://www.opsi.gov.uk/si/si1992/Uksi_19922792_en_1.htm) [Regulations](http://www.opsi.gov.uk/si/si1992/Uksi_19922792_en_1.htm)  [1992](http://www.opsi.gov.uk/si/si1992/Uksi_19922792_en_1.htm) | Health and Safety (Display Screen Equipment) Regulations 1992 |
| **Working at height** | Risk assessment, Inspection | Statutory | Termly | [The Work at Height](http://www.opsi.gov.uk/si/si2005/20050735.htm) [Regulations 2005](http://www.opsi.gov.uk/si/si2005/20050735.htm) | Working at Height Regulations 2005 |
| [HSE Guide to Working at](http://www.hse.gov.uk/pubns/indg401.pdf) [Height Regulations 2005](http://www.hse.gov.uk/pubns/indg401.pdf) |