



Premises Manager Job Description

Post Title:	Premises Manager	Grade:	PFT E1 (£31,407)
Status:	Permanent	Hours Per Week:	37 hours per week
Location:	The Academy of Cuxton Schools	Weeks Per Year:	52
Responsible to:	Head Teacher and Trust Facilities Lead		
Functional links with:	Head Teacher, Trust Facilities team and Cleaners		
Main Purpose of the Job	To be responsible for all aspects of premises management including a wide range of duties and responsibilities connected with the fabric and grounds of the school. This includes security, cleanliness, portage, monitoring contracts/contractors, routine maintenance and refurbishment, minor repairs, advising the Headteacher on suggested improvements to the general school environment, to improve the productivity of premises management and to carry out pre-planned maintenance programmes.		
General Responsibilities	<ul style="list-style-type: none"> To ensure that the management and maintenance of the school buildings and environment are effectively undertaken. To be responsible for the health & safety of the premises. To undertake repairs and DIY projects. To manage an effective premises team ensuring that the changing needs of the school are met through training and development of the premises staff. To delegate tasks as appropriate to outside contractors, ensuring Health & Safety regulations are strictly adhered to. To monitor the performance of the cleaning staff. To work with the HT & Facilities Lead at the Trust to develop an asset management plan and prepare recommendations relating to significant refurbishment and building projects. To support the HT in the management of capital building projects. 		
Specific Responsibilities Premises Management	<ul style="list-style-type: none"> To monitor the day-to-day maintenance, repair and cleaning of the school. In conjunction with the Headteacher to monitor the day-to-day maintenance and repair budget and the cleaning materials budget. To advise on a rolling programme of redecoration/refurbishment. To order and supervise repairs and act as project manager for small maintenance contracts and improvement schemes, in line with financial handbook regulation, ensuring best value for money is received. To assist the Headteacher to prepare documentation for tenders or specifications of small to medium projects. To develop appropriate monitoring procedures to ensure that the school Premises is kept clean, safe and in a good state of repair and stocked with all necessary supplies. To carry out regular checks and inspections of the premises, equipment and grounds keeping accurate manual records. 		



	<ul style="list-style-type: none"> To monitor work requests via our ticketing system ensuring that day to day maintenance tasks and requests for minor works are undertaken as expediently as possible and actions recorded in a timely manner. To instruct and supervise the gardening contractor ensuring the school grounds are maintained to a high standard.
Security	<ul style="list-style-type: none"> To be responsible for the security of the premises, liaising Police and other emergency services in this respect as necessary. To be responsible for the unlocking and locking up the school during term time and for the unlocking and locking of the school during school closure periods. To ensure that at the end of the day all doors, windows and gates are locked, gas and electrical appliances are turned off and all security alarms are set and working correctly. To check, at least monthly, all perimeter fences, security devices, fire appliances, CCTV systems and alarms. To ensure that the fire call points, intruder alarms and emergency lighting are tested weekly, and results recorded. To monitor, report and advise the Headteacher on all security matters. To be aware of all out of hours activities at the school and arrange for the opening, closing, heating and availability of equipment as necessary for the smooth operation of both school functions and outside lettings. To act as main keyholder for the school on callouts.
General Premises Duties	<ul style="list-style-type: none"> To set and monitor the school heating and hot water systems. To take energy readings on a monthly basis. To ensure the school is kept clean and tidy and is conducive to learning e.g., litter picking, collection and disposal of refuse, disinfecting bins, ensuring toilets checked daily for fresh supply of disposables etc. To ensure that halls and other meeting rooms are set out as required for meetings, assemblies and other events and cleared away afterwards. To ensure the main school hall floors are kept clean and polished. To ensure that all tools and cleaning products are stored correctly and are not accessible by pupils and that hygiene standards and regulations are met. To manage the provision of a portering and furniture moving service as required in order that school activities can proceed and that the entrance of the school is always clear and welcoming. To ensure that orders received into school are delivered to the appropriate area / person as necessary. To ensure that routine maintenance service checks on all serviceable equipment are carried out i.e., boilers, air conditioning units, firefighting equipment, lightning conductors etc. and results recorded. To ensure light bulbs, fluorescent tubes and starter switches etc are changed as necessary and fittings and shades are cleaned regularly. To ensure PAT testing happens and records are kept accurate. To ensure all indoor and outdoor plants are adequately watered during school closure periods. To ensure that the milk bins are cleaned. To undertake minor window cleaning as required. To collect and dispose of all waste, refuse and surplus materials. To clear up bodily fluids after accidents adhering to health & safety procedures. To perform the summer cleaning of the chairs and tables in the KS1 and KS2 halls. To carry out emergency cleaning if required.
Health & Safety	<ul style="list-style-type: none"> To ensure that all working practices comply with current legislation.



	<ul style="list-style-type: none"> • To provide safe access to the school in the event of snow, ice or flooding. • To have knowledge of the location of all water and gas stop cocks and mains electricity power breakers etc. • To carry out regular emergency evacuation procedures & keep appropriate records. • All duties to be carried out in compliance with the Health & Safety at work Act, Nationally and locally agreed Codes of Practice which are relevant and the School's Health & Safety Policy and Procedures. •
<p>Administration</p>	<ul style="list-style-type: none"> • To maintain the school's equipment and plant inventory. • To place orders for items of housekeeping ensuring stock levels are maintained. • To order repairs and maintenance items in liaison with the Head Teacher. • To maintain a log of all inspections and checks carried out. • To establish and maintain a list of repairs / improvements. • To establish and maintain an audit of all tools and equipment, their state of repair and where they are kept. • To maintain all tools and equipment in good repair and arrange for the training on their safe use. • To ensure mechanical equipment is inspected prior to each use. • To ensure power tools are inspected before use and are PAT tested as required. • To assist the Facilities Lead at the Trust with obtaining tenders and quotes. • To carry out regular H&S inspections and Risk Assessments on his/her own and with the Headteacher/Facilities Lead. • To report team members absence to the Headteacher.