



PARKSIDE COMMUNITY PRIMARY SCHOOL

Aycliffe Road Borehamwood

Hertfordshire WD6 4EP

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Headteacher: Mrs May-Finnegan

Premises 5

Grade: H4

Main purpose

To be responsible for the security, maintenance and cleaning of the school.

Key responsibilities

1. Ensure that buildings and the site are secure, including during out of school hours and taking remedial action if required.
2. Act as a designated key holder, providing out of hours and emergency access to the school site.
3. Procure quotes for routine maintenance work on school premises.
4. Contribute to the management of the premises budget.
5. Be responsible for other site staff including cleaning staff and grounds persons.
6. Operate and regularly check systems such as heating, cooling, lighting and security (including CCTV and alarms).
7. Undertake minor repairs (i.e., not requiring qualified craftsman) and maintenance of the buildings and site.
8. Arrange emergency repairs.
9. Arrange regular maintenance and safety checks.
10. Oversee onsite maintenance contractors, checking that work is completed to required standards and within required timescales.
11. Monitor materials and stock and order supplies.
12. Undertake general portage duties, including moving furniture and equipment within the school.
13. Perform duties in line with health and safety regulations (COSHH) and take action where hazards are identified, report serious hazards to line manager immediately.
14. Undertake regular health and safety checks of buildings, grounds, fixtures and fittings, (including compliance with fire safety regulations) and equipment, in line with other schedules.
15. Undertake cleaning of allocated areas in line with specified standards.
16. Collect & dispose of waste, refile and replace soap, towels and other materials.

Individuals in this role may also undertake some or all of the following:



1. Ensure the operation and maintenance of specialised equipment following training, for example swimming pools and sports/ theatrical equipment.
2. Provide training on health and safety issues to other premises staff.
3. Facilitate lettings and carry out associated tasks, in line with local agreements.

The duties and responsibilities listed above describe the post as it is at present. The post holder is expected to accept any reasonable alterations that may from time to time be necessary.

Job Context

- The premises department have responsibility in the school for the smooth running of the premises. The school site is used extensively, both for curriculum activities and for community purposes by external hirers. The school is potentially available for approved activities throughout the year (7 days a week, 52 weeks a year).
- The department are primarily tasked with ensuring the site is clean, presentable, safe and secure for all those that use it in any capacity.
- Job holder has the autonomy to make decisions within established procedures, plans work and deals with unexpected problems. Ensures maintenance procedures are followed. Decides on whether to undertake minor repairs, prioritisation of contractors and suppliers.
- Oversee maintenance work; regularly required to reprioritise tasks.

Knowledge, Skills & Abilities

- Practical and procedural knowledge of the range of regulation and policies governing premises security, repairs and maintenance, operation of heating, lighting systems, ordering of supplies, procuring maintenance services.
- Skills and experience in facilities equivalent to national qualification level 3 and supervisory experience.
- Manual dexterity in operating equipment and minor repair work.
- Knowledge of cleaning procedures and staff supervision equivalent to national qualifications level 2.
- Knowledge of procedures for undertaking cleaning duties, use of cleaning equipment, chemicals, relevant health and safety, COSHH requirements, supervision of cleaning staff, ordering supplies, repairs.

Supervision

- Job holder has the autonomy to make decisions within established procedures, plans work and deals with unexpected problems. Ensures maintenance procedures are followed. Decides on whether to undertake minor repairs, prioritisation of contractors and suppliers.
- Provides advice to senior management team on maintenance policy and procedures.
- Regular supervisory responsibility for work of contractors.
- Regular supervisory responsibility for the work of other cleaning staff.

Problems, Demands & Decisions

- Through the oversight of maintenance work is regularly required to reprioritise tasks to ensure that the site is kept functional.

- Planning preventative maintenance programmes, analyses and planning the nature and extent of repairs and maintenance and procure contractors.
- Follows predetermined cleaning procedures and standards; makes decisions in relation to task allocation, supplies required; escalates serious issues to Headteacher/School Business Manager.
- Draws up cleaning rotas, responds to day-to-day problems such as staff sickness, equipment faults.

Dimensions

- Handles cash for purchase of materials for repairs.
- Regular supervisory responsibility for work of other premises staff and contractors.
- May oversee cleaners (3-5), in secondary settings a small team of site staff (not usually higher than H3) typically no larger than 2-3 other staff.
- Responsible for security of the school premises; designated key holder for the locking and unlocking of premises; ordering and stock control of a range of equipment and materials. Advice to senior management team on maintenance policy and procedures.

Physical Effort

- Requires regular physical effort such as bending and stretching, pulling or pushing equipment with occasions of more intense effort, such as moving or lifting furniture.

Working Environment

- Work across a variety of indoor and outdoor environments in all weather conditions, including areas that may be noisy, dirty, hot, cold or wet.
- Undertake a range of caretaking, cleaning and maintenance duties, including minor repairs, maintaining welfare facilities, managing waste and responding to spillages.
- Carry out duties that support the safety, security and smooth operation of the school site, including addressing routine health and safety issues and undertaking tasks involving a degree of physical effort and risk.

