

**Premises**

**Grade: H5**

**52 weeks a year, 37 hours a week**

### **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. Handle small amounts of cash for the purchase of materials to carry out repairs.
16. Setting up rooms for specific use such as training, PE equipment and assembly.
17. Monitor first aid incidents across the school and report to the senior leadership team.

### **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 MUGA 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.
4. Working closely with the construction company during build, handover and snagging periods.
5. To attend staff training on neurodiversity where appropriate.

6. Willing to have an active role in the broader aspects of the children's curriculum and life skills programme.

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.

### **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 other premises staff and contractors.

### **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.

### **Dimensions**

- Handles cash for purchase of materials for repairs.
- Regular supervisory responsibility for work of other premises staff and contractors.

- May oversee cleaners.
- 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 occasional short periods of physical effort such as bending and stretching and using tools and equipment and working at height.

### **Working Environment**

- Work is occasionally exposed to conditions that are generally unpleasant, hot, cold, wet, noisy, dirty or that involve some measurable physical risk.

### **PERSON SPECIFICATION**

The person appointed will:

- Have the ability to relate easily to a wide range of people, through an even temperament and a good sense of humour
- Be self-motivated, pro-active and able to work in a very autonomous way, being able to manage own workload, with strong organisational skills
- Be able to manage a physically demanding schedule
- Be flexible and adaptable
- Have a clear understanding of aims and values of the school
- Be open minded and willing to undergo training as required and for self-development
- Be able to use your own initiative
- Be honest and reliable
- Understand the importance of safeguarding children in education

### **KNOWLEDGE, EXPERIENCE, TRAINING**

The person appointed will have:

- Experience in the building trade i.e. carpentry, plumbing, electrics, plastering would be advantageous
- Experience of working in a school or similar environment is desirable but not essential
- Flexibility and sensitivity to the needs of a wide range of users of the school is essential.
- Awareness of the main requirements of health and safety legislation and good practice relevant to the duties of the post is essential.
- A sound knowledge of D.I.Y. skills is essential