



Premises Management Policy

Reviewed by:	Lisa Smith, Principal
Date:	1 September 2025
Last reviewed on:	1 September 2024
Next review due by:	31 August 2026
Version control:	3
Approved by:	Tracey Storey, CEO

Aims

This policy is produced to provide a framework and point of reference for the maintenance and improvement of the school premises, Three Bridges School, Kea Downs, Blackwater, Truro, Cornwall, TR4 8EG. It will also outline, on a summary basis, the numerous elements of building management, the aims and objective of each element along with reference to further individual policies and procedures.

This policy will also aim to ensure that there is a framework, which will as a consequence ensure the premises are fit for purpose in terms of providing a suitable, safe, secure, and well-maintained environment within which our learners can learn.

Standards

The school aims to meet standards and requirements as prescribed by the Secretary of State as set out in Part 5 of The Education (Independent School Standards) (England) Regulations 2010 (having come into force on 1st January 2013).

Building Summary and Plan

The main building is of brick construction and is over one floor. It comprises briefly of:

- Reception area
- Office/ photocopy/ first aid room
- Learning spaces
- Safe Room
- Hall
- Connecting room
- Toilets
- Kitchen/ staff room
- Attic space
- Exam cupboard

The block is of brick construction and is over one floor. It comprises briefly of:

- Toilets
- Shower room
- Kitchen
- Learning spaces

There is a brick building on site and is over 2 floors. It briefly comprises:

- Upstairs - office spaces and meeting room, toilets/ shower rooms
- Downstairs – kitchen, toilet/ shower room, learning spaces

There are 4 additional buildings across the site known as 'pods'. These provide learning spaces. One of these has a toilet and wash basin, one of these has a toilet, washbasin and shower.

In addition to the above we have a wooden wellbeing hub in the garden which provides a quiet break out space and storage space.

Summary of Occupancy Levels

The school is registered for a capacity of 33 learners within the buildings.

Security and Safeguarding During Operating Hours

To ensure the safety, safeguarding and monitoring of learners whilst under our care, there are various measures in place. These are as follows:

- There is a secured access system on the external doors which hinders the unauthorised movement of persons within the premises, along with ensuring access is limited only with permission for visitors.
- Certain rooms in the building can only be accessed with a key for confidentiality or safety reasons.

All visitors will be recorded within the premises and escorted to their internal destination by staff. Visitors are all given the safeguarding leaflet. Once recorded, visitors are issued with visitor passes clearly giving their identity.

Fire Safety

As per the Regulatory Reform (Fire Safety) Order 2005, the school undertakes risk assessments to identify the general fire precautions needed to safeguard the safety of occupants in case of fire, including their safe means of escape. These include ensuring procedures are in place to reduce the likelihood of fire, maintaining fire detection and alarm systems, and familiarising staff and learners with emergency evacuation procedures. These risk assessments are updated if any significant changes to the premises or their use takes place. Records of risk assessment, risk management and general fire safety maintenance are recorded within the 'Fire Safety' section of the company's health and safety server-based folder. The building has a fully automated door access system which in the event of fire alarm activation will disengage all external doors. The building will meet the standards as set out in the Regulatory Reform (Fire Safety) Order 2005. Reference is also made to document Building Bulletin 100: Design for fire safety in schools. Consultation has been carried out with local authority building control and Cornwall Fire and Rescue Business Safety Officer.

Toilet and Washing Facilities

The school provides toilet and washing facilities solely for the use of learners. These comprise of:

- Learner unisex – 6 x toilets, 6x hand basins with hot and cold water.
- 3 X showers.

The school also provides toilet and washing facilities for adult persons which comprise of:

- Adult unisex/Disabled Toilet – 1x shower, 1x toilet, 1x hand basin with hot and cold water.
- Adult unisex – 1x toilet, 1x hand basin with hot and cold water.

The school also outsources its sanitary requirements, which includes the provision and regular collection of sanitary waste.

Medical Accommodation

In line with the company's First Aid Policy, facilities are provided which:

- Accommodate the medical examination and treatment of learners.
- The accommodation is in the vicinity of washing facilities.
- The accommodation offers privacy.

The room is equipped with washing facilities. Whilst this area does have other uses, where the need arises, priority to its medical use would be given and is always readily available.

Acoustics

The acoustic conditions of teaching areas are considered in relation to the activities being carried out. Within classroom areas, the staff can communicate clearly with learners without voice strain or extensive echo. Other noises such as teaching equipment, outside traffic noise, or noise from adjacent rooms are also taken into consideration and no negative effects are experienced.

Lighting

All internal teaching areas are assessed in relation to having adequate/ adjustable lighting. This should be at levels where rooms are lit to enable occupants can clearly see (without strain) each other's faces which ensures good visual communication and avoids eye strain when reading or carrying out other close work. All classroom areas within the building have external facing windows giving a good source of natural light. They are also all artificially lit which assists in the event of fading natural light. Adequate lighting is also present in terms of ensuring safe entry and exit to the building. All entrances and escape corridors are illuminated from above.

Water Supplies

The school recognises the need for hot water to be provided:

- Water not exceeding 43 degrees Celsius to avoid scalding within areas accessible by learners (e.g., washing facilities). This has been remedied by the installation of thermostatic mixing valves to ensure the temperature is regulated.

- Water exceeding 43 degrees Celsius is available in other areas of the building (e.g., kitchens) and relevant measures are in place to ensure compliance with HSE control of legionella guidance.

The provision of suitable drinking water is also addressed by the provision of readily accessible water from the staffroom. Adequate signage is placed throughout the building advising of its availability. This area will be accessible throughout operating hours.

All other cold-water taps are to be marked with signage advising against its use for drinking. This is particularly important within the washing facilities in the toilets.

The toilets themselves have adequate supplies of water.

Outdoor Space

The school ensures that learners have the opportunity to spend a proportion of their time outside and in natural daylight. The premises has an outdoor area to the rear which is constructed to ensure that the learners are in a safe and secure environment. This provides an area for learning and rest and relaxation during break times.

The building also has an outdoor space consisting of a playground which is also used for PE/ fitness activities.

The school also offers various offsite activities which include physical activities as part of the provision offered. These are varied in nature and offer stimulating activities to allow our learners to explore physical skills and develop fitness.