



SITE MANAGER – JOB DESCRIPTION

REPORTS TO: Head Teacher

INTERNAL CONTACTS: School employees, pupils, governors

EXTERNAL CONTACTS: Parents, contractors, suppliers, external agencies

SALARY: Kent Range 7 2022/23 (£25,000)

HOURS: The post is for 32 hours a week + additional time, Monday to Friday

START DATE: June 2022

Key Purpose of the Role

To be responsible for the security and maintenance of the whole school site and to ensure the school complies with all current legislation relating to site safety and management. To promote and participate in achieving the most efficient and economic use of the school premises, facilities, plant, equipment and materials.

1. SITE MAINTENANCE

Responsible for maintaining the site in a good state of repair and appearance including all buildings and facilities, roads and pathways, grounds and gardens.

Principal Tasks

- Undertake emergency and planned maintenance and repairs within capability; respond effectively and maintain a log of such works.
- Maintain all equipment, tools and plant in a safe and good condition; liaising with external suppliers and services where necessary.
- Maintain the school grounds to a high standard including all fields, lawns and beds; ensure grounds are litterfree. When required, liaise with grounds, contractors to maintain cost-effective schedules.
- Liaise with the Head Teacher and Finance Manager in the preparation of maintenance and capital expenditure project / work plans; liaise with contractors and be their main point of contact.
- Manage all contractors on site, ensuring that all health and safety and safeguarding requirements are met, monitor their performance and inspect completed work..
- Supervise contracted cleaning staff.
- Undertake routine inspections of the site including daily maintenance checks.
- Maintain computerised record of all regular checks undertaken.
- Responsible for heating and lighting systems throughout the premises; arrange to remedy any problems and to participate in cost saving projects.
- Undertake and document a termly risk assessment of the whole site and other risk

assessments / health and safety checks as directed by the KCC Health & Safety officer /headteacher and Governor responsible for Health and Safety .

- Attend meetings when necessary.
- Be aware of the location of essential services including water isolation valves, fire points, drainage systems, gas and power supplies. Maintain a detailed plan showing the location of these.
- Regularly inspect all drains and gullies for blockages remedying as necessary.
- Regularly visually inspect outside areas for defects and potential hazards including condition of boundaries, fencing, building exteriors and trees.
- Follow guidelines for maintenance, eg. hall floor.

2. FIRE AND SECURITY

As a designated Fire and Security Officer, ensure that all systems are regularly maintained and tested, appropriate records kept and all related policies and procedures are reviewed and updated as necessary. In liaison with the HeadTeacher, ensure regular fire drills/Lockdown are completed.

Principal Tasks

- Oversee the unlocking and locking of buildings at appropriate times (including daily opening and closing); setting and disarming of alarm systems.
- As a primary keyholder, be prepared to attend out of normal working hours if required should the security alarm be activated.
- Monitor traffic on site including adherence to school rules and organisation of drive in-drop off area. Along with the Health and Safety Officer regularly assess and review traffic and parking policy to ensure optimal safety.
- Ensure internal security procedures are adhered to; reporting any issues to the Head Teacher.
- Regularly walk around all buildings to monitor maintenance standards, lighting and heating use and that windows and doors are secured. Report and act upon any issues with the appropriate staff.
- Test fire alarm call points weekly and regularly check other fire equipment e.g. extinguishers for damage or expiration; change batteries in detection equipment as required; maintain logs of all checks. Liaise with the fire and security contractors to arrange for servicing and repairs.
- Maintain the Fire Risk Assessment, updating where appropriate and resolving any issues.
- Provide safe access to buildings and classrooms in the event of snow, minor floods and similar emergency situations.
- Initiate the necessary procedures quickly and accurately relating to the emergency services, e.g Police, Fire, Gas and Electricity Board.

3. Health and Safety

- Ensure the school complies with all current legislation in relation to site safety and facilities management; including the maintenance of appropriate records.
- Participate in the continuing development of robust, transparent health and safety systems and procedures.
- Support health and safety training initiatives and deliver components where appropriate.
- Commit to the growth and maintenance of a positive risk management culture within the school; assisting staff where necessary.
- Actively participate in the Health and Safety Governor Committee.

4. COST EFFECTIVENESS

Contribute to the school's objectives of achieving greater value for money in the maintenance and day to day running of the buildings and site and to participate in developing community opportunities.

Tasks

- Manage, schedule, and monitor the use of heating, lighting and other mains services to all areas of the site and produce reports as agreed advising senior management in order to ensure the most economical use of fuel and water.
- Participate in the day to day operation of the dining facility working closely with the external catering management team to ensure efficient and safe systems are in place.

5. PORTERING

Provide a portering and furniture moving service to ensure supplies are in place and school activities can proceed as expected.

Tasks

- Transfer goods and materials delivered to the school to appropriate locations around the school site; assist with assembly of goods received where necessary and report any defects.
- Regularly set out and clear away furniture, equipment and other items when required in connection with assemblies, parents' evenings, special events, dining hall and so on.
- Supervise and assist with the erection and dismantling of temporary structures such as gazebos as required.

6. CLEANING and WELFARE

Participate in and ensure that the site is kept clean, tidy and attractive in order to minimise risks to the health and safety of those using the school site and to ensure the activities of the school can take place in an environment suited to learning.

Tasks

- Main point of contact for cleaning staff.
- Ensure high standards are maintained, operatives efficiently employed and value for money achieved.
- Manage refuse and recycling procedures and ensure relevant staff are aware. At least half-termly clean all bins to keep hygienic and deter pests and rodents.
- Keep all outside areas clean and tidy, e.g. litter clearance, leaf and tree debris clearance, refuse bin compounds.
- Assist with cleaning duties when necessary.
- Monitor supplies of cleaning materials, personal hygiene products, drinking water and sundry items; working with the Cleaner in Charge and other cleaning staff to ensure effective replenishment.

7. CPD

- To attend relevant courses to keep up to date with issues and initiatives.

The post holder may be required to perform duties other than those given in the job description for the post. The particular duties and responsibilities may vary from time to time without changing the general character of the duties or the level of responsibility entailed.

The job holder's responsibility for promoting and safeguarding the welfare of children and young persons for who s/he is responsible, or with whom s/he comes into contact will be to adhere to and ensure compliance with the School's Child Protection Policy Statement at all times. If in the course of carrying out the duties of the role, the Job holder becomes aware of any actual or potential risks to the safety or welfare of children in the school s/he must report any concerns to the School's Child Protection Officer or to the Headteacher.

Signed by Post Holder:

Date: