

**Enterprise Learning Alliance**

**Job description**

**Job Title: Site Manager/Caretaker (Thanet & Deal Sites)**

Grade: 2 days KSE : 3 days KSC

Responsible to: Assistant Head

Line Manager: Assistant Head

**Purpose of Job:**

· To ensure that the site and grounds are maintained at all times in a safe, clean and healthy state for pupils, staff and visitors and other users of the site facilities.

**Principal Responsibilities:**

· To manage and ensure the security of all the site premises at all times.

· Ensuring the premises are open for use as and when required and securing the premises at the end of each shift if required.

· To ensure the site remains a safe environment at all times.

· To work alongside Governors and the Senior Leadership Team to create and maintain a facilities management programme for the school.

· Negotiate the renewal and manage the arrangements of maintenance contracts and associated SLAs for the academy.

· To ensure the lighting and heating of premises are functioning appropriately.

· To oversee the cleaning of the whole academy building and liaise with the cleaning contractor.

All of the above points should be carried out in accordance with the specifications of the Head Teacher and the Governing Body.

***Main Duties***

**Security:**

· Responsibility as first key holder for the sites and undertake associated call out duties on a 24 hour basis.

· Notify the Police of any damage to the building, obtain a crime number, and secure the building if necessary.

·Monitor on­site traffic reporting any issues as necessary to school management.

· Responsibility for the security of the building(s) and their contents including patrolling the school, opening and locking of gates and doors, ensuring that windows are locked and secure that security systems are activated accordingly.

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· Ensuring that CCTV cameras are functioning correctly, where applicable.

· Carry out daily perimeter checks and playground inspections for any hazards and establish and maintain records of these for evidence.

**Health and Safety:**

· To be responsible for H&S at the PRU and to attend appropriate ‘Health and Safety’ training courses when requested.

· To ensure Personal Protective Equipment (PPE) is used wherever there are risks to Health and Safety that cannot be adequately controlled in other ways.

· When on site ensure that areas involved with ”sickness” are cleaned immediately and disinfected within a reasonable time scale, and ensure that cleaning staff are aware to carry out deep cleaning.

· Ensure that all equipment and machinery is in a safe working condition and properly stored when not in use, reporting any concerns about the condition of equipment to the Head Teacher or School business manager as quickly as possible.

· Create and maintain a COSHH assessment file, and when purchasing materials ensure that the manufacturer or supplier submits a safety data sheet.

· To ensure that assessments of all chemicals are requested and recommend safer alternatives as necessary

· To manage the control, monitoring, ordering and safe storage of cleaning materials and supplies as necessary.

· Act as the designated SAMO for the PRU and be responsible for staff asbestos training and awareness.

· Ensure that the asbestos register is kept up to date and that all contractors are asked to review and sign before undertaking any duties.

· To carry out an annual inspections of the sites and report any changes in the conditions where asbestos has been identified to exist.

· To check water temperatures and make records on a weekly basis ensuring that all legionella assessments are up­to­date.

· Monitor centre managers records & testing and recording fire alarm systems and emergency lighting on a weekly basis.

· To be responsible for the production of the PRU’s Fire Evacuation Plan and monitoring the centres fire drills.

· To arrange training in relation to Fire Warden Responsibilities, safe use and inspection of fire equipment.

· Undertake general repairs and maintenance around the site, inside and out, including changing light bulbs, clock batteries, door locks, woodwork, decorating, to ensure a safe environment is maintained.

· To carry out snow clearing and gritting to ensure essential pathways are safe to use where needed.

· To keep school grounds and premises litter free, ensuring any hazardous materials or items are disposed of safely.

· To oversee the contractual maintenance of the boiler and heating systems to ensure satisfactory operation, as well as carrying out daily checks.

· To maintain Risk Assessments and ensure they are kept up­to­date, making certain that all staff have signed to say they have seen, read and understood said Risk Assessments as required.

**Assessments:**

· To act on the Building Assessment which would include electrical and mechanical issues. Acting on reports issued from external contractors, the Site Manager would prioritise areas within the site that had been identified for works.

· To carry out a risk assessment of the building(s) and grounds, identifying areas that could potentially cause a risk or accident and establishing a record of these checks and the resolution of any problems.

· To draw to the attention of the Centre manager/Assistant head Teacher/School Business Manager any repairs or maintenance work required at the site.

**Personal Responsibilities:**

· As time permits, but at least once per year, cleaning of all light fittings and diffusers where necessary, using appropriate climbing equipment and arrange for collection of safe disposal of all old florescent light tubes.

· Carrying out authorised procedures in the event of a fire, flood, breaking and entering, accident or major damage

· Liaise and maintain relationships with outside agencies, including contractors, keeping records of all meetings and telephone calls

· Exercising judgement in assessing and carrying out minor repairs

· Work and co­ordinate with cleaning staff and contractors during the school holidays to undertake ‘deep’ cleaning of site, for example the cleaning of all inside windows.

**Caretaker:**

* Maintain the security of the premises by repairing doors, latches and fences to maintain a safe environment and ensuring the site is always secure.
* Maintain an online schedule of outstanding works as jobs come in from the centres, ensuring work is completed in a timely fashion.
* Ensure outside areas are kept free from litter, sweeping leaves, emptying bins, etc., to maintain a clean and tidy environment.
* Undertake general repairs and maintenance around the site, inside and out, including changing light bulbs, clock batteries, door locks, woodwork, decorating, to ensure a safe environment is maintained.
* Help organise furniture and classroom layouts for meetings and training sessions.
* Be responsible for the caretaker van, ensuring they are serviced, undergo weekly checks and have sufficient fuel.
* Ensure the garden and surrounding areas are neat and clean at all times and that the external area of the school presents as a good example of the core values of the Centre and promotes the Centre positively in the local community.

**Other Duties:**

· Porterage of goods and materials and movement of furniture and equipment as required. Accepting delivery of goods and materials for distribution and storage, always taking into consideration health & safety factors when moving heavy or awkward items

· Ensuring that all rubbish and broken furniture is removed from the building and is taken to bins or to a safe storage area so that it can be disposed of. · Report to Line Manager any malicious vandalism.

· Negotiating prices with outside agencies when ordering goods and services.

**Grounds Maintenance**

· To ensure that external litter bins are emptied daily and that the site is kept clear of litter and animal excrement.

· Weeding of paths, paved areas and gutters etc. as required. Snow clearing and gritting of all essential paths as required.

· Ensuring that all hard playing areas and paths are free from hazards and that all drains and gullies are free flowing and clean. Reporting any blockages to the Head Teacher /School Business Manager as appropriate. · To follow the maintenance programme for all outside areas and equipment, keeping records of when these maintenance procedures are carried out to enable a timetable of work to be developed

· To oversee the work of the Grounds Maintenance Contractors

· To assist the School Business Manager in keeping the Asset Management Register up­to­date. Prioritising and planning

· Recording planned tasks targeted for the week and producing an overview for the year ensuring working targets are met.

· Regularly reviewing work undertaken by attending Premises meetings with the Governors.

· Undertaking other reasonable tasks as required by the Head Teacher.

**Person Specification:**

1. Ability to maintain high standards of professional behaviour and to evidence a history of taking pride in their work.

2. To be physically fit and able to undertake manual lifting and handling as well as be able to work at height.

3. Experience of dealing with the public.

4. Experience of maintaining professional boundaries whilst still have the inter-personal skills to engage appropriately with challenging young people.

5. Experience of general maintenance, painting and decorating and gardening.

6. Experience of car maintenance.

7. Able to evidence a high level of attendance and punctuality.

8. Ability to work independently as well as part of a team.

9. Ability to think creatively, be pro-active and communicate in a timely and clear manner with colleagues.

10. Willingness to undertake training as required in order to fulfil elements of the role where training issues are identified.

11. Ability to travel across all sites in a timely manner.