

# Headteachers Meeting

## Maintenance and construction works at Maintained and Foundation Schools

Michael Naughton  
Capital Programme Works Service  
London Borough of Hillingdon



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School Conditions Survey

Management of School Maintenance Policy

School's Responsibilities

School Led Construction Projects



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## School Conditions Survey

- A survey has been carried out on all maintained and foundation schools (with the exception of those that were being re-build at the time)
- The survey took account of the condition of the buildings, maintenance, energy, measured survey, etc. It was not an intrusive survey.
- It informs out school conditions programme going forward.
- We are developing a 5 year conditions plan, with the first phase mainly related to fire safety works.
- All schools that have had a survey carried out should have received a copy. Please let us know if you have not received this.



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## Management of School Maintenance Policy

- This has been in place for over a decade and the current version 2 is to be reviewed following the school conditions survey. An updated version will be available in due course.
- Where possible work is carried out in term time, but where this is not possible, we liaise with the school to agree an arrangement.
- The current policy has a (capped) contribution from the schools related to the works being undertaken.

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## School Responsibilities

- Day to day maintenance
- Regular Checks
  - Inspections required by warranties and guarantees
  - Inspections required by Legislation
  - Inspections for general Maintenance
- Carrying out the works identified by the checks
- Compliance
  - Electric
  - Gas
  - Lifts
  - Etc.

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## **School Led Construction Projects (excluding day to day maintenance)**

- The Freeholders (Council) permission is required in advance of carrying out any alterations, extensions or works.
- Schools need to follow the Public Procurement Act when appointing any supplier or contractor.
- The Council has certain minimum standards and does not want to become responsible for substandard or high maintenance buildings.
- This is not domestic work and falls within the Building Safety Act (BSA). It is necessary to appoint a Principal Designer under the act and ensure their competence.
- Non-compliance with the BSA has criminal liability.
- The Construction Design and Management Regulations (CDM) also apply.
- New build or construction should have their own business case.
- Would not advise maintained schools to carry out their own works.

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Any Questions?