**Job Title:** **Site Manager**

**Pay Scale:** **NJC**

**Location:**  **Rainbow Forge Primary Academy**

**Line Manager:**  **LEAD Estates Team**

**Job purpose:**

* To be responsible for the general maintenance, cleanliness and security of the academy and to maintain the premises (both internally and externally) in a clean, safe, sound and secure condition for staff, pupils, parents and community users.
* To be responsible for promoting and safeguarding the welfare of children and young people within the academy.

**Duties and Responsibilities:**

**Security**

* To be the main key holder and to be responsible for the maintenance of keys and the electronic alarm system and be the first response for emergency call outs. This include the routine and non-routine opening and closing of the school and the setting of alarms; ensuring that the site is locked and secure, with fire doors and all windows closed at the end of the academy day and after any academy functions; lettings or community use.
* To ensure that all alarm systems are functioning correctly and that regular checks are made of the systems and recorded.
* To maintain and keep accurate records of all site allocated and master keys.
* To provide a first point of contact for all visitors to the primary site, outside of normal working hours and to be responsible for ensuring that all visiting contractors and deliverers act in accordance with the health and safety policy.
* To ensure proper security and adherence to health and safety policy at all events held outside of the academy day, including meetings, open evenings, lettings and special events.
* To alert the appropriate person of any risk to a breach of security and deal with any incident affecting security as directed.
* To patrol the site to check for hazards, damages and intruders when opening and closing and to record any actions.
* To ensure that lighting is kept in good working order and recorded.
* Supervising contractors, where appropriate, regarding access to the site. Monitor and log the progress of the work and ensure that it is carried out to the required standard.

**Cleaning**

* Monitoring the performance of the cleaning staff to ensure that the relevant work is carried out.
* To deal with spillages, including the removal of body fluids, using safe handling techniques if required.
* To undertake emergency cleaning and other occasional cleaning as specified, during normal hours after ill children, floods or additional cleaning in toilet areas.
* To clean furniture, fittings, soft furnishings and equipment.
* To refill and replace relevant consumables, for example, toilet tissue, hand towels etc.

**Purchasing and storing**

* Liaise with contractors to obtain 3 quotes for all work to be carried out over £1000.
* In liaison with the Business Manager, provide purchase orders for all materials and equipment required for maintenance, cleaning and sanitary provision.
* To maintain efficient stock records.
* Ensure the proper and safe storage of all the equipment and materials that are within the above categories.
* Ensure the proper maintenance of all machinery related to the above categories.
* To be responsible for maintaining relevant health and safety records to include the upkeep and repair of COSHH records, ladders and other equipment.
* Stock managing of the cleaning and maintenance needs within the allocated budgets.

**Repair and maintenance**

* To be responsible for a regular schedule of inspections and action plans for any modifications or improvements throughout the building. Alerting the Headteacher and Business Manager of any work that needs to be undertaken or any issues where health and safety is at risk. This includes lighting, ventilation, time keeping, fire-fighting equipment and heating systems.
* Ensure the systems that require regular checks by outside contractors are carried out, e.g. electrical testing, alarms, heating systems, fire services, security alarms and PE equipment.
* To ensure the removal of rubbish and waste. This includes removal of waste that requires safe handling procedures; waste separation to comply with re-use and recycling processes; removing waste classified as unsanitary, hazardous and/or dangerous.
* Make repairs, if they are within the job’s remit, and manage contractors to complete their work ensuring that it has been completed in a proper and timely manner and complies with all health and safety rules.
* Record all repairs and keep a maintenance log of routine and non-routine tasks.
* To prioritise and undertake the programme of minor works at the academy, taking into account urgent need and health and safety issues, e.g.: locks, windows, gutters and paintwork.
* Immediately report any defects to the Headteacher and Business Manager and take any remedial action if possible.
* To assess maintenance/space needs where necessary and use initiative to take appropriate action.
* Meet on a regular basis with the School Business Manager and give advice and make recommendations for improvements.
* In consultation with the Estates Project Manager, negotiate prices for work to be carried out to ensure best value for the academy.
* To ensure any contractors coming on site have the correct DBS checks, and other relevant documentation relating to the work being undertaken, i.e. risk assessment, public liability etc.

**Portering**

* Undertake any necessary portering duties in line with correct handling policies.
* Manage and assist with all deliveries, ensuring the correct storage and distribution of all goods, after the administration staff have checked them if required. To deal with deliveries outwards.
* Move furniture, equipment, plant, supplies and stores in accordance with current health and safety standards if required.

**Health and Safety**

* To take appropriate action to identify, evaluate, minimise and manage any risks to health, safety and security in the immediate working environment.
* To make recommendations with regard to the Disabilities Discrimination Act.
* To regularly inspect and record Health and Safety walks with a senior member of staff.
* Ensure the proper use and storage of all tools and equipment being used to fulfil the job description.
* To be responsible for Health and Safety, Fire Aid and Fire Warden duties when carrying out additional duties in overtime hours and lettings.
* To ensure duties are undertaken in accordance with The Trust’s health and safety policy including risk assessment and safety systems and to wear protective clothing as required and in line with health and safety protocols.
* To carry out equipment testing as appropriate and report any faults to the appropriate person.
* Operate CCTV or surveillance systems and take appropriate action to report any faults.
* Carry out fire drills in consultation with the appropriate person and recorded.

**Other responsibilities**

* To direct the Caretaker in his duties (if one in school).
* To deliver health and safety, fire and security induction training to all new members of staff.
* To ensure that a relief provision is in place for cleaning duties in the case of absence through sickness or holidays after discussion with the Headteacher and Business Manager.
* To meet with the Headteacher and Office Manager on a regular basis to report any issue arising from the various aspects of the role but be able to work with minimal supervision and to be given timescales.
* To undertake duties of a similar nature and responsibility as may be required from time to time by the Headteacher.
* To carry out all duties in line with academy policies.
* Keep electronic records of financial expenditure and inventory of works carried out and an inventory of all maintenance and cleaning stock.
* To keep timesheets and attendance records for the cleaning team.
* To monitor the quality of cleaning undertaken by the cleaning team to ensure the consistency of standards of cleaning throughout the site.
* To be responsible for the performance management of all the cleaning staff.
* To undertake emergency cleaning duties which may occur during the school day.
* Maintain all logs and appropriate records and actions in accordance with procedures.
* To be able to communicate effectively both orally and in writing.
* To work as part of a team and form good relationships with other colleagues
* To maintain confidentiality over matters relating to the academy, pupil, staff or parents.
* To respond in a courteous manner to enquiries from the academy community and external visitors as appropriate.
* Actively participate in any appropriate training when required.
* To work in accordance with the academy’s values, culture, ethos, equalities and inclusion policies, proactively promoting anti-racist, anti-sexist and anti-discriminatory behaviours in the day-to-day operation of the job.
* To complete academy based induction and any subsequent training required to improve performance.
* To be fully aware of and understand the duties and responsibilities arising from the Children’s Act 2004 and working together in relation to child protection and safeguarding children and young people.

**Resource Management:**

Line management of Cleaning Staff.

**Influencing and Managing Relationships:**

* Headteacher
* L.E.A.D. Central Support
* External Contractors
* Parents and carers
* Senior Leadership Team
* Staff

As job descriptions cannot be exhaustive, the post-holder may be required to undertake other duties which are broadly in line with above key responsibilities.

The Trust is committed to safeguarding and promoting the welfare of children and young people and expects all staff and volunteers to share this commitment and individually take responsibility for doing so.

At L.E.A.D we have a strong vision and four core principles, to lead, empower, achieve and drive, which you will be expected to demonstrate in your working practices.

**Site Manager Person Specification**

This job description lists the competencies expected of an experienced/fully trained post-holder. The two right hand columns provide guidance for the appointment of new staff. (E = Essential criteria, D + Desirable criteria)

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| --- | --- | --- | --- |
|  | | **E** | **D** |
| **Qualifications and Attainments** | * Studied to a minimum standard of GCSE (grade A\* - C), or equivalent, in English and Maths * Further education qualifications in related fields, e.g.: health and safety training |  | D  D |
| **Skills and**  **knowledge** | * IT literate and able to operate software (eg: Microsoft Office, internet) at a basic level * Knowledge of a skilled trade e.g. Electrician, Carpenter or Plumber * Ability to absorb and understand a wide range of information and deal with confidential issues appropriately * Knowledge of relevant policies, procedures, codes of practice and awareness of relevant legislation such as health and safety * Good verbal and written communication skills appropriate to the need to communicate effectively * Ability to work constructively as part of a team, understanding school roles and responsibilities including own * Self-starter, with and ability to work independently & use own initiative to overcome obstacles * Ability to build and form good relationships with students, colleagues and other professionals * Able to follow direction and work in collaboration with line manager, leadership team and the trust’s facilities team | E  E  E  E  E  E  E | D  D |
| **Experience** | * DIY and/or grounds maintenance experience * Experience of working in a school or similar establishment experience of managing budgets and budget monitoring * Willing to undertake a range of training | E  E  E |  |
| **Personal Attributes** | * Efficient and meticulous in organisation * Have an openness to learning and change * Have a positive attitude to personal development and training * Be able to work in ways that promote equality of opportunity, participation, diversity and responsibility * Recognition of the importance of personal responsibility for health and safety | E  E  E  E  E |  |
| **Additional Requirements** | * This role is subject to an enhanced DBS * Driving licence and access to own vehicle * Ability to reach, bend and carry out some heavy lifting * Able to attend out of hours emergencies or provide cover where required for absent colleagues * Able to work flexibly to meet deadlines and respond to unplanned situations | E  E  E | D  D |