

St Joseph's Catholic Primary School

Warndon, Worcester

'following Jesus in all we do'

Lettings Policy

Covid 19 detail included

Updates / reminders

Written by	Mrs Louise Bury
Ratified by Governors	December 2020
Date for Review	September 2022
Headteacher & Lettings Officer	Mrs Louise Bury
Chair of Governors	Mr Christopher Bills
Lettings Custodian	Mr Alan Price

This policy has been impact assessed by Louise Bury in order to ensure that it does not have an adverse effect on race, gender or disability equality

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LETTINGS POLICY

Philosophy

Provided that there is no interruption to, or curtailment of, school use of the premises, part of the school buildings and grounds may be let to outside bodies after the end of the school day, at weekends and during the holidays in order to:

- Raise income for the school
- Better integrate the school into the local community
- Satisfy some of the needs of local individuals, groups/organisations
- Increase use of facilities which are underused by the school

Implementation

Bookings are made through the Finance Administrator on the school number: 01905 452772 as authorised by the Governing Body and confirmed in writing.

All lettings are at the discretion of the headteacher.

School, Parish and Friends Association activities have priority and no bookings should be confirmed more than 4 months in advance, although provisional bookings may be made at any time.

The Hirer must complete an application form LA1 (Appendix A) and sign an **agreement** which covers the following:

- Terms and conditions relating to planned use of the facilities
- Safeguarding Arrangements
- Cancellation
- Damage
- Insurance
- Fees
- Any restrictions on use

Outline charges are set by the Headteacher/Governors and reviewed annually. Any specific charges are set at the time of the **agreement**. All payments are invoiced and paid in advance.

It is deemed that any lettings agreement is on a rolling basis whereby it is reviewed termly by the HT and Governing Body.

If any terms of the agreement as outlined in this policy are abused in any way, the agreement can be terminated with immediate effect by the Headteacher. This will be done in person and in writing.

A diary is kept covering all school, Friends Association and outside use of the premises and grounds after school, in evenings, at weekends and during holidays.

Roles & Responsibilities

The school's authorised representative (Site Manager) is responsible for the lettings diary.

The Friends Association, Parish and individual teachers are responsible for informing the headteacher and/or the site manager in advance of events outside teaching hours which will use the school's premises.

Opening and closing the school is undertaken by the Site manager or by prior agreement with an authorised member of the staff. Lettings custodian contracts are in place.

For any long term lets, proof of liability insurance **MUST** be given to the school prior to commencement of the let along with a fire evacuation plan that is **agreed by the school**. They must also provide a Covid 19 Risk assessment outlining their safety measures in line with government guidelines.

Supervision during the letting is the responsibility of the Hirer. The Hirer is also responsible for the security of the area of the school being used and for any first-aid issues arising during the period of letting. All entrances and exits will be kept locked **at all times** in accordance with the school safeguarding procedure.

Under no circumstances must the hirer sub let

The Hirer is able to use the school car park but must ensure that all associated with their group, park with care and consideration **at all times**. No parking across the zebra crossing, footpaths and parish priests drive. The school is adjacent to the church and it is imperative that access both in and out is maintained at ALL times for Father Amal, the parish priest. Any careless or dangerous parking will be reported to the school and if in the case of a regular let, could result in a ban from using the school site to park. Parking is at the owners risk.

The hirer must **ONLY** use the disabled toilet (this is in line with cleaning requirements and hygiene- see below)

Post-letting checks are made by the Site Supervisor and any issues reported to the finance administrator. Follow-up of unsatisfactory lettings is made and due attention paid to avoid undue wear and tear on the buildings and equipment. Included in this is any area that is not cleaned as detailed below. This will incur a extra costs.

Cleaning

Due to the stringent Covid 19 measures for cleaning, we place great emphasis on a high standard of cleaning to take place after the let. Any let is responsible for cleaning up any spills etc and also final wiping down of all surfaces that they or anyone with them has come into contact with. We will liaise with each individual let in line with our risk assessment and their risk protocol.

Hall only

- Sweep floor
- Mop with anti-bacterial provided if any food, drink or bodily fluid has been spilled.
- Tables, chairs and benches sanitized and cleaned after use.
- Clean the disabled toilet. Sink and toilet to be sanitized and cleaned
- Lettings kitchen, all work tops to be sanitized and cleaned.
- All touch services and equipment to be cleaned and sanitized.

Failure to do this will incur a charge of £11

Extra Rooms

- All floors to be vacuumed
- All desks and touch surfaces, door handles and windows to be cleaned and sanitized.

Failure to do that is £3 per room on top of hall fee

Cleaning supplies for all lets will be kept under the kitchen sink and a key will be supplied for that let as this need to be kept locked. Mops, buckets and cloths will be supplied and kept in the letting kitchen – **NOT TO BE REMOVED**

Safeguarding Checks

It is the hirer's responsibility to ensure that safeguarding arrangements are in place, including DBS checks for staff and volunteers where necessary.

For any long term lets, a copy of their safeguarding policy **MUST** be given to the school prior to commencement of the let.

Monitoring & Evaluation

The success of lettings can be equated to the additional income raised for the school, less the cost of any reasonable wear and tear to the furniture and fabric of the school, costs of additional heating and the Site Manager's wages.

Complaints

Any complaints / concerns should be raised with the school office and passed to the Headteacher to resolve informally.

Escalation

If a complaint needs to be escalated, it must be in writing to the Headteacher.

Charges

Charges for all lettings will be reviewed annually

Minimum let is an hour and a half to cover cleaning as detailed. The increased rate to take account for cleaning afterwards is hourly rate is £22 BUT for the first hour and a half the cost is £30. Cost for block bookings is negotiable.

ANY HIRER WHO FAILS TO ADHERE TO THE TERMS AND CONDITIONS OF THIS POLICY WILL RISK CANCELLATION OF THEIR LET. THIS INCLUDES FAILURE TO CLEAN TO THE EXPECTED STANDARD.

Louise Bury
Headteacher
December 2020

Conditions of Hire

Use of School premises for a letting must be agreed in advance and confirmed in writing by both the user and the authorised representative of the school. The agreement will include the fee, appropriate VAT and any other charges payable. These are reviewed in advance of the second and succeeding years. It must be recognised that school use of the premises takes priority and that there may be occasions when arrangements have to be changed (where possible these will be advised at the time agreement is reached). Formal confirmation of bookings will be made termly when school requirements have been finalised.

Any letting is at the discretion of the head teacher. The letting must uphold the Catholic ethos of the school and therefore not bring the school into disrepute.

If the user wishes to cancel a specific booking or set of bookings, five clear working days' notice must be given of the cancellation, in which case the school will charge a cancellation fee of a quarter the total fees due. If less than five days' notice is given, the whole of the fees may be charged by the school. When regular weekly/monthly bookings have been made, cancellation will result in a negotiated fee according to the opportunities available for re-letting the facility.

*The users are required to make arrangements for suitable insurance cover (currently a minimum of £5 million public liability) with a reputable company in respect of claims which might be made against them by a third party for accidental injury including death or accidental loss, or damage to property arising out of, or in consequence of, the letting and to cover the school, and must produce proof of the policy **before the letting is contracted.**

The charge for a letting payable by the user includes an amount to cover payment for standard opening and closing caretaking duties. The user is expected to adhere strictly to the agreed times or, subject to a caretaker being available, be prepared to pay additional overtime. If additional work such as moving furniture to or from a specific room/area or a specific layout, or the setting up of equipment is required, whether foreseen or not at the time of the booking, the user will be required to meet the extra costs which will incur VAT on the whole charge.

It is the user's sole responsibility to control entry of all visitors at the external entrance allocated and to ensure that only those people known to them are allowed access to school premises. The entrance and any other external doors that are unlocked must be controlled by responsible adults at all time during the period of the letting. On completion of the letting a check must be carried out to ensure that all windows have been shut and secured, and all visitors have left the premises.

It is the hirer's responsibility to ensure that safeguarding arrangements are in place, including DBS checks for staff and volunteers where necessary.

The user shall not cause or permit any nuisance or disturbance to other occupiers or users at the school nor to occupiers of neighbouring properties.

The user should be aware of the appropriate action to be taken in the event of fire or other emergency. They should know where extinguishers are located and how to use them, how to obtain assistance from the emergency services and the location of fire exits. Evidence a fire evacuation plan.

The Health and Safety at Work, etc Act, 1974 (as amended) imposes duties not only on employers in respect of their employees but also on persons having control over places of work or places where plant or substances are used and on anyone who by virtue of a contract has an obligation in relation to such a place. The duties are to ensure so far as is reasonably practicable, that the facilities, the means of access to and egress from, are safe and without risk to health. (A copy of the school health and safety policy is available on request and users must comply with these.)

If agreement is given for the use of the school canteen facilities, KCC regulations must be observed.

All rubbish, empty containers, crates, etc must be removed from the premises by the User immediately after the letting has taken place and before the caretaker locks up. Furniture and equipment is to be left as found unless other arrangements have been agreed with the bursar or caretaker.

The use of materials for preparing floors for dances and the wearing of shoes likely to damage floors, especially in any hall and any gymnasium, is prohibited.

The premises shall not be used for any purpose other than that for which agreement has been granted nor shall any areas of, or furniture/equipment in, the school but not included in the letting agreement be used without express permission; in such cases an extra fee may be payable.

No public performance of a play, nor any cinematography exhibition, nor any public dancing, singing, music or other public entertainment of the like shall be performed in or close to the premises unless any necessary licence for the same shall first have been obtained from the appropriate authority and all necessary measures taken to fulfil the conditions of the licence. It may be that a School Public Performance Licence will cover the situation but this aspect must be cleared in advance. No films shall be used on the premises.

To meet the requirements of the Copyright Designers and Patents Act 1988, any musical performances on the premises are to be notified to the Performing Rights Society Ltd. Where ballet, opera or choral works are to be performed advance permission must first be obtained from the Performing Rights Society Ltd.

The user must have written permission from the school before arranging for alcoholic drinks to be consumed on the premises. They are responsible for obtaining an appropriate "Occasional Permission Licence" from the clerk to the local magistrates court if intoxicating liquor is to be sold during the letting. Alcoholic drink may not be brought on to the premises while students are present and are to be cleared from the premises by the time the event ends.

Vehicles should not be allowed on the playing fields and no parking which restricts the caretakers' or emergency services access will be permitted. Parking on the roadway where double yellow lines are displayed is not permitted. Control of parking is the responsibility of the user. No responsibility can be taken by the school for any damage to vehicles sustained whilst in the school grounds.

No landlord and tenant relationship shall be created.

These conditions are set out in line with those specified in the county councils Casual Letting Policy – a copy of which can be found in school if so needed