



Managing Health & Safety

NUT HEALTH & SAFETY BRIEFING

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This briefing considers the management of health and safety in schools and the respective roles of the LEA (where it is the employer), the governing body and the headteacher and other staff of the school.

Health and Safety Management

The primary legal responsibilities for health & safety rest with the employer. In order to carry out their legal responsibilities for health and safety, however, employers need to delegate responsibility for managing health and safety matters. To make sure delegation works, effective systems for managing health and safety have to be in place.

In schools, effective health and safety management systems will make sure that the employer's legal duties are discharged; that teachers and staff know that their employer is taking their health and safety seriously; that parents have confidence that their children are safe; and that resources aren't wasted on emergencies which could be avoided.

The main relevant legal requirements are to be found in the *Health and Safety at Work etc Act 1974* and the *Management of Health and Safety at Work Regulations 1999 (the Management Regulations)*. The regulations on delegation of funding (originally known as Local Management of Schools) also have an impact on the area.

The Starting Point: the Employer's Health and Safety Policy Statement

Legal responsibilities in schools are complicated by the fact that LEAs are not the employers of teachers in all LEA-maintained schools. The LEA is the employer of all staff in community and controlled schools. In voluntary aided and foundation schools, however, the governing body is the employer. Nevertheless, the DfES and NUT expect LEAs to play a role with regard to setting and monitoring health and safety standards in all LEA-maintained schools, whether or not they are the employers of teachers in those schools.

The fundamental document underpinning employers' health and safety management systems is the employer's health and safety policy statement. The 1974 Act requires all employers to have a health and safety policy statement.

The statement should start off with a statement of the employer's commitment to meeting its health and safety responsibilities and should then set out details of :

- the organisational and management structure for health and safety, including the responsibilities of particular managers and other employees for health & safety matters;
- the consultative structure for health and safety, setting out the ways in which the employer will consult employees and safety reps;
- the procedures to be followed and the standards to be reached in order to ensure that the employer's responsibilities for health and safety are met;
- the arrangements for monitoring and review; and
- any supplementary statements to be implemented and followed in particular parts of the employer's organisation.

In most schools, this will be available in the form of a "health and safety manual". The LEA will have its own overall health and safety policy statement and accompanying procedures, which should be circulated to all LEA maintained schools, which will be supplemented by the school's own procedures covering additional matters specific to the school such as its particular arrangements for fire and first aid precautions etc.

In schools where the LEA is the employer, the LEA will expect schools to comply with and follow the provisions of the LEA policy statement and procedures and to put their own supplementary procedures in place in line with advice given in the LEA statement.

In schools where the governing body is the employer, the governing body is responsible for ensuring that a health and safety policy statement is in place. They will usually wish to adopt the policy statement and procedures of the LEA, together with any advice from their diocesan authority and any necessary supplementary procedures. Sixth form college corporations are also, as employers, legally responsible for producing their own policy statement.

Delegation of Funding to Governing Bodies

Day-to-day control of budgets and management of many areas of school activity is under the control of the school governing body. It is, therefore, important that safety reps understand the extent of the governing body's responsibilities for managing health and safety matters.

It is also important to understand that, while control of school budgets may have been delegated to governing bodies, the LEA retains the ultimate legal responsibility for health and safety matters in schools where it is the employer and also retains a role in setting and monitoring standards in schools where the governing body is the employer. Delegation does not, therefore, mean that the LEA does not have any further involvement in health and safety matters in schools. The LEA should continue to play a full role in monitoring safety standards and issuing advice and guidance to schools. DfES guidance on the way in which LEAs should discharge these responsibilities is outlined in DfES Guidance 0803/2001, "Health and Safety: Responsibilities and Powers", produced in partnership with the HSE.

Although the LEA continues to have ultimate responsibility for health and safety matters in schools where it is the employer, governing bodies of such schools will also have some responsibility for these matters as "persons in control of premises" by virtue of Section 4 of the 1974 Act. Governing bodies should be fully aware of this fact and of what they must do to ensure they also observe the law. They should, in particular, ensure compliance with health and safety standards and procedures in the areas for which they control funding, act as promptly as is reasonable with regard to risks and hazards encountered; and ensure proper attention to health and safety matters when setting their budgetary priorities.

In situations where a governing body is failing to act properly, LEAs can order any necessary work to be done and then charge the costs to the school's delegated budget. They also have a range of other powers with regard to seeking and obtaining information for monitoring and intervention purposes which are also outlined in DfES Guidance 0803/2001.

The areas for which funding is delegated will include structural repairs & maintenance (this can include even large scale repairs & maintenance), non-structural repairs & cleaning, grounds maintenance, specialist advice services, health and safety training, and recording and monitoring health and safety matters. Governing bodies can, however, in many cases use the delegated funding simply to "buy back" these services for the school from the LEA.

The tables at Appendix 2 set out the DfES's guidance on the most appropriate division of responsibilities for managing various health and safety functions. Generally speaking, it provides for the LEA to retain responsibility for "capital spending" on school buildings and delegate the funding for repairs and maintenance. Most LEAs will follow this arrangement. Safety reps should, however, have access to the LEA scheme in order to be able to confirm precisely what their LEA's scheme of delegation provides.

Responsibilities of Individuals

The respective division of responsibilities for managing health and safety between LEAs and governing bodies is obviously important. More important on a day to day basis, however, are the specific management arrangements within the school.

Managing health and safety in schools on a day to day basis involves delegation of management responsibilities to specific employees within the school. The chief of these is, of course, the headteacher. Other staff members will have responsibilities as well. Having a management responsibility for health and safety matters does not, however, mean that the legal duties and ultimate legal responsibilities have also been transferred to the individual. Ultimate legal responsibility remains with the LEA and governing body.

Appendix 1 sets out the HSE's view of the roles of the LEA, governors and individual members of staff in a school, while the following sections discuss this area in more detail.

> Headteachers and Other Leadership Group Members

Headteachers are responsible for day to day management of health and safety in schools. Their professional duties, laid down within their statutory conditions of service, refer specifically to health and safety management within the school. Their conditions of service also require heads to comply with LEA and governing body policies and procedures, including health and safety policies and procedures. Their powers in the area of health and safety will include, for example, the power to close schools or to order contractors to cease work as well as to oversee health and safety systems on a daily basis.

Deputy heads and assistant heads may be required to undertake any of the headteacher's duties and obligations which have reasonably been delegated to them. This may, therefore, include responsibility for oversight of health and safety management across the school.

All leadership group members should be aware that the Management of Health and Safety at Work Regulations 1999 require employers to ensure that those who assist employers to carry out health and safety functions are "competent" to do so. The Regulations define "competence" in terms of sufficient training, experience or knowledge. This does not mean that work in managing health and safety issues can only be carried out by qualified health and safety specialists. It does, however, mean that headteachers and other managers are entitled to expect support in the form of training and appropriate guidance. Otherwise, the employer will have failed to discharge its legal responsibilities.

> Other Teaching Staff

Heads of department/faculty, curriculum coordinators etc have the same professional duties and statutory conditions of service as other classroom teachers. While these do not include any specific reference to management of health and safety issues, their management responsibilities can be expected to include responsibility for managing health and safety matters in those areas. For example, heads of science or science co-ordinators will have an obligation to oversee health and safety matters relating to that curriculum area, particularly as regards the oversight of compliance with safety procedures, maintenance of stocks of safety materials etc.

Occasionally, however, headteachers invite teachers who are not members of the leadership group to take on a role of Health and Safety Officer or Co-ordinator or some similar title in order to assist the headteacher in managing health and safety matters generally across the school. Such teachers are not specifically obliged under their conditions of service to become involved in such work. While teachers with management responsibilities may, as noted above, have health and safety responsibilities in those areas, this does not mean that they can also be obliged to take on health and safety responsibilities which extend across the school or outside their normal areas of management responsibility.

For teachers who are not members of the leadership group, therefore, taking on responsibilities for health and safety matters should be a voluntary matter. They are entitled to consider whether their involvement in such a role is appropriate and, if they agree to accept it, they are entitled to receive training from their employer to equip them to deal with these responsibilities. They are also entitled to a job description and salary which adequately reflects their new responsibilities.

Such responsibilities might include overseeing risk assessments, planning and organising health and safety standards and protective measures, monitoring and reviewing such measures, and ensuring staff are appropriately trained and informed. To do this effectively, they are entitled to advice from their LEA and to be kept informed about proposals for changes in health and safety policies and arrangements.

Consultations on Health and Safety

> Relationship between Managers and Safety Representatives

NUT safety reps should seek to establish a good working relationship with those responsible for health and safety management in the school. The role of the safety rep should not, however, become confused with the role of management. For that reason, the NUT advises that safety reps should not also have any management role relating to health and safety across the school since this could lead to a conflict of interests.

> Governing Body Sub-Committees and School Health & Safety Committees

Governing bodies should take their role in monitoring health and safety issues seriously. Most governing bodies will have a premises sub-committee or similar to assist in managing, monitoring and improving standards of health and safety. It is always a good idea for health and safety matters to be considered at governing body meetings, either via the report of such a sub-committee or as part of the head's report.

In some schools, there are also joint management/union health and safety committees made up of managers and safety reps. The NUT believes that such committees can play a useful role, particularly in larger schools. These may play a different role from governing body sub-committees and may not even include any governors but it is sensible for there to be clear lines of communication between the separate committees.

Employers must by law establish joint management/union health and safety committees where they are formally requested to do so by two trade union safety reps. Most, if not all, LEAs will have a committee of this kind at LEA level to ensure consultation and communication between the LEA and teacher unions.

Further Guidance

The HSC's guidance documents, "Managing Health and Safety in Schools" (ISBN 0717607704) and "Health and Safety Guidance for School Governors" (ISBN 0717612988) can be obtained for £5.95 each from HSE Books on 01787 881165 or hsebooks@prolog.uk.com.

The DfES Guidance 0803/2001, "Health and Safety: Responsibilities and Powers", is available on the internet at www.teachernet.gov.uk/bank/Health_Safety_Responsibilities_Powers.doc or from the DfES Publications Centre, PO Box 5050, Sudbury, Suffolk CO10 6ZQ (Tel: 0845 6022260, Fax: 0845 6033360).

Action Points for Safety Reps

Make sure that:

- you have access to the employer's health and safety policy statement in the form of the LEA and school health and safety manual;
- the arrangements for managing health and safety in the school follows the HSE's good practice guidance; and
- the arrangements include provision for consulting employees, including you as safety rep, on health and safety matters.

Appendix One: HSC Guidance: Summary of health and safety functions in schools

This HSC checklist of health and safety functions in schools, which is taken from "Managing Health & Safety in Schools", may be useful to safety reps in setting out the scope of the various responsibilities and functions for health and safety in schools.

Headteacher

The main functions of the headteacher are:

- Day-to-day management of all health and safety matters in the school in accordance with the health and safety policy;
- Ensuring regular inspections are carried out;
- Submitting inspection reports to governors and/or the local education authority (LEA);
- Ensuring action is taken;
- Passing on information received on health and safety matters to appropriate people;
- Carrying out investigations;
- Chairing the school health and safety committee;
- Identifying staff training needs;
- Liaising with governors and/or the LEA on policy issues and any problems in implementing the health and safety policy;
- Co-operating with and providing necessary facilities for safety representatives.

In non-LEA schools, and some LEA schools with delegated financial management systems, headteachers may also be expected to monitor purchasing/contracting procedures to ensure that their employer's health and safety policy is complied with. Other duties may also be delegated by the employer. Employers should remember that though functions can and should be delegated, legal responsibility cannot.

Heads of Departments

Their main functions are:

- Day-to-day management of health and safety in accordance with the health and safety policy;
- Drawing up and reviewing departmental procedures regularly;
- Carrying out regular inspections and making reports to the headteacher;
- Ensuring action is taken;
- Arranging for staff training and information;
- Passing on health and safety information received to appropriate people;

- Acting on reports from above or below in the hierarchy.

Other staff

Their main functions are:

- Day-to-day management of health and safety in accordance with the health and safety policy;
- Checking classrooms/work areas are safe;
- Checking equipment is safe before use;
- Ensuring safe procedures are followed;
- Ensuring protective equipment is used, when needed;
- Participating in inspections and the health and safety committee, if appropriate;
- Bringing problems to the relevant manager's attention.

Governors

Their main functions are:

- Monitoring (including consideration of inspection reports);
- Prioritising actions where resources are required;
- Ensuring actions are taken;
- Including health and safety on governors' meeting agenda;
- Annual report on health and safety;
- Ratifying the local safety policy.

Education Authority

Their main functions are:

- Monitoring (including consideration of inspection reports);
- Confirming or advising on priorities identified;
- Arranging and considering audits;
- Reviewing health and safety policy regularly;
- Providing information;
- Analysing accident and ill health/near-miss reports;
- Providing training.

Appendix 2: DfES/Welsh Office Guidance: Division of Responsibilities between LEAs and Governing Bodies for Repairs and Maintenance

The DfES and Welsh Office have issued these tables as guidance to LEAs on the appropriate division of responsibilities between LEAs and Governing Bodies for repairs and maintenance.

They indicate how items of spending should be divided into "capital" spending (funded by the LEA) and "revenue" spending (funded by the governing body from its delegated budget). The division is based on the DfES' interpretation of the CIPFA Code of Practice on local authority accounting. It also indicates the items that are the separate responsibility of governors in VA schools which are financially supported by the churches or charitable foundations. **NB The actual division of responsibilities in each LEA is for the LEA to determine for itself.**

ELEMENT	CAPITAL	REVENUE	VA SCHOOL GOVERNORS RESPONSIBILITIES
Roofs			
<u>Flat</u>	Structure. New (not replacement) structure.	Repair/replacement of small parts of an existing structure.	New structure and repair replacement of structure.
	Structure. Replacement of all or substantial part of an existing structure to prevent imminent or correct actual major failure of the structure.	Replacement of small areas of rotten or defective timber, make good minor areas of spalling concrete where reinforcing bars exposed.	Replacement of structure.
	Screed/insulation in a new building/extension.	Repair/replacement of screed/insulation where defective.	New screed/insulation and repairs.
	Screed/insulation. Replacement of all/substantially all on existing roof.	Work to improve insulation standards, during work to repair/ replace small areas of roof.	Replacement/repair of screed/insulation
	Finish on new build. Replacement of all/substantially all on existing roof.	Replacement of roof finish on existing building. Re-coating chippings to improve life expectancy	Finish on new build. Replacement of roof finish on existing building. Re-coating.
	Edge Trim/Fascia on new build.	Repairs/replacement. (uPVC) Repainting.	Edge Trim/fascia on new build and repairs/ replacement/ repainting.
	Edge Trim/Fascia. Replacement of all/substantially all on existing roof.	Repairs/replacement. (uPVC) Repainting.	Replacement of edge Trim/Fascia on existing building.
	Drainage on new build.	Clearing out gutters and downpipes. Replacement/ repair/repainting of individual gutters/pipes.	Drainage on new building and repairs/replacement/ repainting (NOT cleaning gutters/downpipes).

Roofs			
<u>Flat</u> (contd)	Other eg Flashings, Roof lights on new build. Replacement of all/ substantially all on existing roof. Structure. New (not replacement) structure.	Repair/replacement/ cleaning of individual items. Repair/replacement of small parts of an existing structure.	Flashings/roof lights on new building and repair/ replacement (<u>NOT</u> cleaning). Structure of new roof and all repairs <u>EXCEPT</u> trusses (ie internal repairs).
<u>Pitched</u>	Structure. Replacement of all or substantial part of an existing structure to prevent imminent or correct actual major failure of the structure. Insulation in a new building/extension. Insulation. Roof finish in new building/ extension, replacement of all/ substantially all on existing roof. Bargeboards/Fascias in a new building/extension, replacement of all/substantially all on existing roof. Drainage in a new building/extension. Other eg., Flashings, Roof windows in a new building/ extension, replacement of all/substantially all on existing roof.	Replace/repair small areas of rotten/defective joists, rafters, purlins etc. Not complete trusses. Repair/replacement/ increasing thickness of insulation in an existing roof. Replacement/repair of substantially all. Improve insulation to current standards. Replace missing/damaged. Repairs/replacement/ repainting. Clearing out gutters and downpipes. Replacement/ repairs of individual pipes/gutters. Repair/replacement/ cleaning.	Replacement of internal structure <u>EXCEPT</u> trusses (ie., internal repairs). Insulation in new building and repair/replacement. Repair/replacement or improve insulation. Finish in new building/extension and repair/replacement in existing building. Bargeboards/fascias in new building/extension and repairs/ replacement/ repainting in existing building. Drainage in new building/ extension and repair/ replacement. (<u>NOT</u> cleaning) in existing roof. Flashings, roof windows in new building/extension and repair replacement (<u>NOT</u> cleaning) in existing roof.
<u>Other</u>	Provide new covered link etc. between existing buildings. Rebuild or substantially repair structure of existing covered link.	Minor repairs, maintenance to existing covered link.	Provide new covered link and repairs to existing. (<u>NOT</u> cleaning). Rebuild or repair structure of existing covered link.

	<p>Add porch etc., to existing building.</p> <p>Rebuild or substantially repair structure of existing porch.</p>	<p>Minor repairs, maintenance to existing.</p>	<p>Add new porch and minor repairs to existing.</p> <p>Rebuild or repair existing porch.</p>
Floors			
<u>Ground Floor</u>	<p>Structure and dpc in new building.</p> <p>Structure and dpc - Replacement of all or substantial part of an existing structure to prevent imminent or correct actual major failure of the structure.</p> <p>Screed and finish in new build, replacement of all/ substantially all on existing floor - eg replacement of most carpets/tiles in a room.</p>	<p>Repair/replacement of small parts of an existing structure</p> <p>Replacement and repair of screed and finishes. Replacement of mats/ matwells. Maintenance eg., re-varnishing wooden floors.</p>	<p>Structure and dpc of new building and replacement of existing structure.</p> <p>Provide screed and finish in new buildings (<u>NOT</u> repairs to finishes, matwells etc.)</p>
<u>Upper Floor</u>	<p>Structure - as ground floor.</p> <p>Screed and Finish - as ground floor.</p>	<p>As ground floor.</p> <p>Repairs of finishes/ Replacement - as ground floor.</p>	<p>Structure of new buildings and replacement of existing structure.</p> <p>As ground floor.</p>
Ceilings			
<u>Top/only storey</u>	<p>Suspension.</p> <p>Membrane.</p> <p>Fixed.</p> <p>Access panels.</p>	<p>Repair/replacement incl. from water damage, and necessary decoration.</p> <p>Repair/replacement inc. from water damage.</p> <p>Repair/replacement.</p>	<p>Provision, (<u>NOT</u> repair or replacement).</p> <p>Provision, (<u>NOT</u> repair or replacement).</p> <p>Provision, (<u>NOT</u> repair or replacement).</p> <p>Provision, (<u>NOT</u> repair or replacement).</p>
<u>Lower storeys</u>	<p>Suspension.</p> <p>Membrane.</p> <p>Fixed.</p>	<p>Repair/replacement.</p> <p>Repair/replacement.</p>	<p>Provision, (<u>NOT</u> repair or replacement).</p> <p>Provision, (<u>NOT</u> repair or replacement).</p> <p>Provision, (<u>NOT</u> repair or replacement).</p>

<p><u>All</u></p> <p>External Walls</p> <p><u>Masonry/cladding</u></p> <p><u>Windows and Doors</u></p>	<p>Specialist removal/replacement of damaged/disturbed Asbestos based materials, planned or emergency.</p> <p>Structure. Underpinning/propping for new build.</p> <p>External Finish on new build.</p> <p>External Finish on existing build where needed to prevent imminent or correct actual major failure of the structure eg repointing/ recladding work affecting most of building/replacement build.</p> <p>Framing - new build.</p> <p>Framing - structural replacement programme</p> <p>Glazing - new build.</p> <p>Glazing - Upgrading existing glazing.</p> <p>Ironmongery. Improved security.</p> <p>Jointing including mastic joints.</p> <p>Internal and external decorations to new build.</p>	<p>Inspection/air testing. Applying sealant coats to asbestos surfaces for protection.</p> <p>Repairs. Preventive measures eg., tree removal.</p> <p>Repair/replacement of small parts of an existing structure eg repointing/ recladding a proportion of a wall where failure has occurred.</p> <p>Repair/replacement of individual frames. Repainting frames.</p> <p>Repair/replacement of individual windows. Repainting frames.</p> <p>Replacing broken glass.</p> <p>Repair/replacement, upgrading locks etc.</p> <p>Internal and external decoration to include cleaning down and preparation.</p>	<p>Removal/ replacement of damaged/disturbed asbestos <u>EXCEPT</u> where part of repair project.</p> <p>Structure, underpinning/ propping of new building and repairs, (<u>NOT</u> tree removal unless part of clearing new site).</p> <p>External finish on new building and repairs/ replacement of existing structure including repointing/ recladding.</p> <p>External finish on existing building including correcting of structure.</p> <p>New window frames and doors in new building and repairs/ replacement (<u>NOT</u> replacement/repair/ repainting of internal doors or windows).</p> <p>New windows in replacement programme.</p> <p>Glazing new building and replace broken glass.</p> <p>Upgrading existing glazing.</p> <p>Ironmongery to improve security and repair/ replacement.</p> <p>Jointing.</p> <p>Internal and external decoration of new provision, external redecoration (<u>NOT</u> internal redecoration).</p>
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<u>Masonry chimneys</u>	Structure. Jointing including expansion and mortar joints/pointing/DPC.	Repair/repointing.	Structure of chimneys. Jointing/pointing and dpc of chimneys and repair/repointing.
Internal Walls			
<u>Solid</u>	Complete including various internal finishes, linings and decorations.	Repairs and redecoration to internal plaster/linings tiles, pin boards etc.	New walls and finishes, (<u>NOT</u> repair/replacement).
<u>Partitions</u>	Refurbishment and alterations. Complete structure including linings, framing, glazing, decoration etc.	Minor alterations. Repairs and redecoration.	New partitions (<u>NOT</u> repair/replacement).
<u>Doors and Screens</u>	Refurbishment and alterations. Framing/Screens/Doors to new buildings including glazing, ironmongery, jointing and internal decorations.	Minor alterations. Internal maintenance and redecoration. Repair/ replacement of defective doors and screens.	Provision of new, (<u>NOT</u> repair/ replacement).
<u>All</u>	Glazing to meet statutory Health and Safety requirements.	Replacement of broken glass.	New glazing and replacement of broken glass (<u>NOT</u> internal window repairs)
Sanitary Services			
<u>Lavatories</u>	In new buildings provision of all toilet fittings, waste plumbing and internal drainage. Large scale toilet refurbishment. Provision of disabled facilities, and specialist facilities related to pupils with statements.	Repair/replacement of damaged sanitary ware, fittings, waste plumbing etc. Small areas of refurbishment. Repair/replacement of damaged fittings, waste plumbing etc.	Provision (<u>NOT</u> repair/replacement of damaged sanitary ware). Provision/ refurbishment (<u>NOT</u> replacement of damaged sanitary ware). Provision (<u>NOT</u> repair/replacement of damaged fittings etc)
<u>Kitchens</u>	Kitchens in new buildings, complete with fittings, equipment, waste plumbing and internal drainage. Internal finishes and decorations. General refurbishment. Large and costly items of equipment.	Maintain kitchen to requirements of LA. Cleaning out drainage systems. Redecoration. Repairs.	

<u>Power</u>	<p>Replacement of obsolete and dangerous wiring systems, including distribution boards.</p> <p>Control gear, distribution, fixed equipment, protection etc.</p>	<p>All testing, earthing and bonding to meet Health & Safety. All servicing.</p> <p>All testing, repair and replacement of small items of equipment.</p>	<p>Provision (<u>NOT</u> repair/replacement).</p>
<u>Lighting</u>	<p>Provision of luminaires and emergency.</p>	<p>Replacement of luminaires, all testing, adjustments and improvements to emergency.</p>	<p>Provision (<u>NOT</u> repair/replacement).</p>
<u>Other</u>	<p>Lightning protection in new build.</p> <p>Alarm systems, CCTV, lifts/hoists etc.</p> <p>New installation of communication systems, radio/TV, call, telephone, data transmission, IT etc, and provision in new build.</p>	<p>Repair/replacement.</p> <p>Repair and maintenance.</p> <p>Repair/replacement/maintenance, including all door access systems.</p>	<p>Provision and repair.</p> <p>Provision (<u>NOT</u> repair or maintenance).</p>
External Works			
<u>Pavings</u>	<p>Provision of new roads, car parks, paths, court, terraces, play pitches, steps and handrails, as part of major project, including disabled access.</p>	<p>Maintenance and repair. Car park and playground markings.</p>	<p>Provision if part of statutory proposal project. <u>NOT</u> repair or maintenance.</p>
<u>Miscellaneous</u>	<p>Provision of walls, fencing, gates and ancillary buildings as part of major project.</p>	<p>Maintenance and repair of all perimeter/boundary/retaining walls, fencing and gates.</p>	
<u>Drainage</u>	<p>Drains, soakways, inspection chambers and sewage plant as part of new projects.</p>	<p>Maintenance and repair of drains, gullies, grease traps and manholes between buildings and main sewers. Cleaning of the above and unblocking as necessary.</p>	<p>Foul drainage plus external gutters and drainpipes. Not maintenance.</p>
<u>Open Air Pools</u>	<p>Structure, Hygiene/safety in new build.</p>	<p>Hygiene, cleaning, maintenance and repairs, including replacement parts. Simple energy saving systems.</p>	<p>If governors provided.</p>
<u>Services Distribution</u>	<p>Heating mains gas mains water mains electricity mains, renewal of any above.</p>	<p>Annual servicing.</p>	<p>Provision grant aided but <u>not</u> for repair.</p>