

Report on Site Team – Winter 2022/23

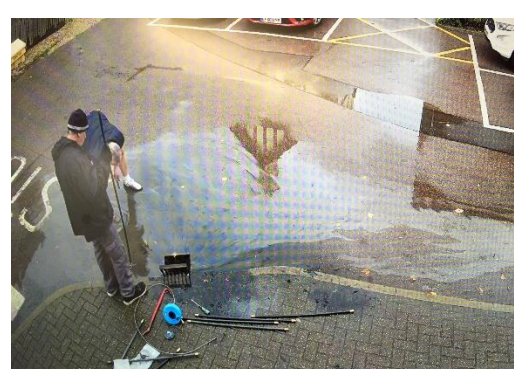
Through the Autumn and Winter, the Site Team has kept very busy working on a number of in-house and sub-contracted projects. A summary of these projects and some future works will be presented in this short report. When deciding how to structure this document I decided to try and showcase a wide range of skills used to support a wide range of departments and activities. In addition to a high level of support given to the normal running of the school, the team have worked closely to give professional support to numerous extracurricular events and exams. The team also work diligently to assist the school's parents' association and the schools' external hirers to plan and support their events.

In-house Small Projects

Footpaths Works to improve the grounds and the drainage was completed between the October half term and the Christmas break. The tarmac footpaths at the rear of the main building were almost doubled in size and their shape was also changed to remove corners where short cuts are taken. Areas with cracked and loose paving slabs were replaced with tarmac. This work has greatly improved the flow between buildings at busy times and has reduced the amount of mud trodden into our new buildings.



Drains Various outside areas were flooding during extraordinarily heavy rainstorms. This type of weather event seems to happen more now than in years past. The rain would on occasion overwhelm the aco drains in the music carpark and would pour over the kerb line onto neighbouring premises. These acos and other pot drains were cleared to allow the gullies to run clear from our car parks into the mains drainage system. This work will now form part of a periodic schedule of inspection and clearance during October half terms when the car parks are empty of traffic.



Cadbury Building Redecoration An in-house refurbishment to the Cadbury Buildings old physics prep room was completed. The space has been transformed into a hybrid work area that caters for storage, preparation and has desks for administrative work. Work included replacement ventilation, new LED flat panel lighting, replacement racking system, minor plastering and redecoration works. The room has been furnished with 5 new desks and chairs.



Lift Works Following a Zurich insurance inspection a defect was issued for a trip hazard on the Art lift 1st floor landing. The hazard presented as a 10cm space between the concrete landing and the metal frame of the lift, when the lift was installed, this space was filled with a section of plywood and had been covered over with lino. There was a significant bounce in the floor just as lift users would step into the lift car. The Team solved this issue by cutting away a section of landing lino and bridging the gap to the lift car using 3mm checker plate aluminium sheet. The hazard has now been completely removed and our insurer was also satisfied with the repair.



Additional works

Other works completed have included repairs to several window hinges and handles across the premises, the replacement of multipoint locks on two of the swimming pool doors and a new IP rated code lock. In addition to the refurbishment works in the Cadbury prep room, three classrooms, C1-3 have been redecorated. In the Languages Building 11 from 14 classroom carpets have been thoroughly shampooed, these carpets suffered heavy staining during covid when students ate their lunch in their classrooms. All the sofas in the Year 12 Common Room have also been shampooed. The decorating and shampooing work has been completed at the same time as weekend lettings were running, this has helped us to provide good value for money to the School.

Repairs, refurbishment works, and general support works have been completed with no compromise to the School's health and safety arrangements. All servicing is up to date on items ranging from fire protection to security and all of the premises risk assessments are fully up to date and are, as always, available at any time for audit.

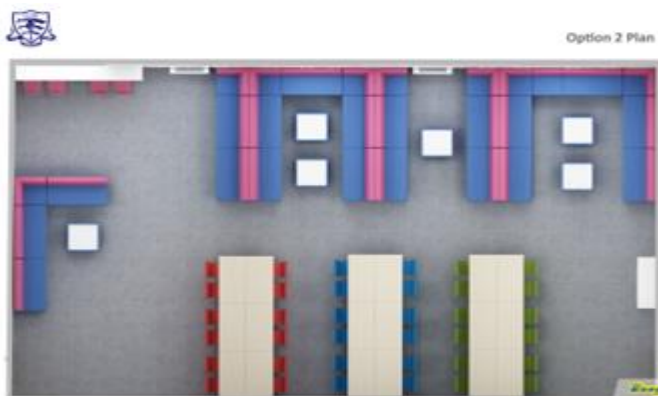
I have continued to identify areas where we can make simple yet effective changes to the way we work. It would be easy to get carried away with repairs and projects and forget that we are here to support the process of teaching. I have introduced a simple change where the Site Team offer regular daily support to the PE Department. The final 45 minutes of the early morning part-time caretaker's shift is now dedicated to providing dedicated support to the daily activities of the PE department. The caretaker will check a 'jobs board' located within the PE Reception Office. Typical works for the board would be putting up tennis or netball nets, overmarking temporary lines on the astro turf and assembling new PE equipment. This new way of working helps to minimise the amount of non-repair works that come through the premises helpdesk. It also strengthens the working relationship with the PE Department at a time when both of our departments are under increased pressure to deliver.

Moving forward

We are now nearing the end of the roofing project at the School; this has been a long project with lots of support given throughout the working week and into the weekends. H&S is a daily priority for the Site Team, vigilance has been high throughout this project with the Team liaising regularly with the contractors to ensure everyone accessing the site is kept as safe as possible.

The Site Team is currently working on a refurbishment to V18. This room had suffered some significant flood damage over the last couple of years, again from the high volume of rainfall that we tend to experience. The room has been completely cleared of old broken furniture, a 5-metre section of asbestos chalkboard has been removed and disposed of by a licensed contractor. Boarding to the remaining chalkboard surround has been fitted. Plastering works and recarpeting has been scheduled in for Feb half term and following this the room will be decorated and furnished with repurposed tables from storage, these are the tables that the business manager acquired from Capita a couple of years ago. Following the table install the IT Department will be arranging for the tables to be hardwired with power and data. V18 is a small project but it still shares many of the elements found in larger subcontracted projects.

I recently identified a need for some replacement furniture for the Year 13 Common Room. Some of the furniture had frayed at the edges and had some exposed foam. These items contravened the rules imposed through our own fire risk assessment. I performed a basic survey and gained quotes for a complete replacement of all sofas in this area. I spoke with the PA in person in lieu of submitting my costs to the Business Manager where the project was well received. All costs for the project were accepted by the PA and they have agreed to fund the entire project. This work will not only make the area compliant with our fire risk assessment, but it will enhance the image of this area for years to come. Further quotes are currently being collated and the intention is to further bargain with the suppliers to replace the coffee tables as well as the sofas. Some rendering images are displayed below, colour schemes and finishes are yet to be determined.



Thank you.

Richard Free