



Update for The Gryphon Trust Directors – 26 February 2019

Facilities Manager – Ian Walker

The Arnewood School

Successes:

- SCOLA – subject to successful snagging.
- Changing room refurbishment – subject to successful snagging.
- ROSLA – bid for refurbishment submitted.
- New Building – bid for replacement boilers/controls submitted.
- Contract cleaning approach refreshed.
- Periodic tests and inspections on schedule.

Opportunities:

- Energy consumption savings – heating management, LED lighting/sensors.
- Refine ROSLA requirement.
- Benchmark service provision costs and methods.
- In year CAPEX: proposals; new tower £2K, auto school gate £25K, complete boundary fencing £30K, tractor deck (side chute) £3K, Hall lights £16K.
- Refine grounds maintenance plan.
- Consider any benefits of asset management software.
- Continue seeking to improve energy management.

Issues:

- New Block – boilers and heating system.
- Main block – no 2 boiler.
- False fire alarms.

Threats:

- Residual asbestos throughout much of School.
- FM staff stretch.

The Eaglewood School

Successes:

New build/refurbishment project on schedule – 31 July phase one completion milestone.

Cleaning split shift removed.

Health & safety regime refreshed.

Periodic tests and inspections on schedule.

Opportunities:

Standardise support method across Trust – alarm monitoring/maintenance etc.

Catering support from Arnewood.

To “right size” FM team.

To review Davis field management to improve environmental standing and reduce opportunity and financial cost.

Introduce asset management software.

Optimise building management controls.

Issues:

Power interruptions.

False fire alarms.

Threats:

Interference with electrical components.

Security of new building following takeover. Even with 24 hour security and cctv on site problems arise. Problems largely local youths.