



CHS South

Draft Sports Facilities Maintenance Scheme

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Prosper Learning Trust is a Multi Academy Trust Registered in England and Wales number 10872612 Registered Office: Firbank Road, Manchester, M23 2YS The Prosper Learning Trust has a number of Trust-wide policies which are adopted by all schools/academies in the Trust to ensure an equitable and consistent delivery of provision. The Trust Board has responsibility for the operational of all schools/academies and the outcomes of all students however responsibility is delegated to the Local Governing Body of each school via the Scheme of Delegation. Within our policies reference to: • Governing Body / Governors relates to the members of the Local Governing Body representing the Trust Board. • School includes a reference to school, academy or free school unless otherwise stated. • Headteacher includes a reference to Headteacher, Principal or Head of School of a school, academy or free school.	

1. INTRODUCTION:

- 1.1. In line with our Articles of Association the Prospere Learning Trust is committed to delivering high-quality educational provision for the children in our care and supporting the development of high-quality recreation and leisure opportunities for our local community.
- 1.2. To do this we need to ensure that our school facilities and buildings are maintained to a good standard and provide a safe and welcoming learning environment for all our students and our community stakeholders.
- 1.3. In line with the Department for Education's (DfE's) 'Good Estate Management for Schools' resources we are developing a Trust wide approach to managing our school estates, ensuring that all of our school sites are managed and maintained to a high standard and receive an appropriate amount of investment to enable us to deliver our provision at the highest standard.
- 1.4. The Trust is developing its wider Estates Vision and Estates Development Strategy and the new CHS South site and facilities will become part of that Strategy when the site is handed over to the school in August 2021.
- 1.5. As part of that Strategy there will be a clear Asset Management Plan for each of our individual sites which will feed into the Wider Trust Asset Management and Development Programme. This programme will make sure that Trustees have regular sight of the status of all parts of our Trust Estate, will be aware of the condition of our whole estate, understand the priority areas for development and significant maintenance with a clear understanding of the financial implications for the Trust.
- 1.6. This will allow the Trust Board to make strategic decisions about the development of the estate, financial investments that need to be made across the estate and allow them to measure the impact of developments on our educational and community provision.

2. SPORTS FACILITIES AT CHS SOUTH:

- 2.1. For the purpose of this Maintenance scheme the Sports facilities at CHS South comprise of:
 - Dance Studio
 - Sports Hall
 - Internal Changing Areas
 - 2G Sand-Dressed Artificial Pitch
 - 4 x tarmac Multi-Use Games Areas

3. MAINTENANCE OF SPORTS FACILITIES

- 3.1. All the above facilities will be managed and maintained by the Prospere Learning Trust through the Trust's standard operating processes, delivered by CHS South.
- 3.2. The School will develop its own Asset Management Plan which will identify all significant assets relating to the school facilities and will clearly identify predicted lifecycle, maintenance requirements and potential 'end of life' replacement costs.
- 3.3. The School Asset Management Plan will feed directly into the Trust Asset Management Programme and ensure that for the majority of assets appropriate maintenance resource and funding for repair and replacement will be available so that facilities are maintained to a high standard.
- 3.4. The Trust will work with the School to ensure that appropriate levels of revenue funding and capital funding streams are available for the above purpose.
- 3.5. In addition, the revenue generated as a result of 'Community Use' must be used to ensure that the costs of operating Community Use at the school will be fully self-financing without impact or financial support from the School's budget. This means that a percentage of Community Use revenue will be used to support the regular maintenance and repair of the Sports Facilities, alongside school revenue funding.
- 3.6. The Trust is currently in the process of appointing a Trust wide Planned and Preventative Maintenance contractor to deliver a high-quality maintenance programme across all Trust schools. This contractor will be responsible for maintaining key aspects of the Sports Facilities in line with the maintenance contract at each school. Such maintenance will be in line with national guidance or manufacturers recommendations.
- 3.7. Where specific maintenance is not covered in the Trust wide policy CHS South will contract an appropriately qualified and approved contractor to deliver regular essential preventative maintenance (e.g., in the case of Sports Hall equipment, trampolines, gym equipment). Such maintenance will be in line with national guidance or manufacturers recommendations.
- 3.8. The Trust employ a range of staff to work within the Site Team at each school. These staff are responsible for the general maintenance and operation of the site's facilities including Sports Facilities. The School and Trust will ensure that they are appropriately trained to undertake basic maintenance and remedial repair work so that in conjunction with appropriate external contractors the school's facilities are maintained to a high standard.
- 3.9. The condition of all Trust facilities will be regularly inspected by the Trust Estates team and Asset Management and Estates Development Plans will be appropriately reviewed and monitored. The Trust will undertake a full site Condition Survey once every five years to ensure that appropriate External Assurance takes place across the whole estate.
- 3.10. For all Schools the long-term management and maintenance of an All-Weather Pitch is a major investment for the school. As such the plans for this process are outlined below.

4. REPLACEMENT PLAN FOR ALL WEATHER PITCH:

- 4.1. The School has been provided with a Lano Sports 2G Artificial Grass surface.
- 4.2. The pitch has been well constructed with a good sub-base and macadam layer. The Constructor has assured us that there shouldn't be any issues with the base come resurfacing. We have been advised that the shock pad underneath the pitch is also well constructed and if the surface is carefully lifted this should be in good condition come resurfacing.
- 4.3. The Constructor has advised us that at 2021 prices a like for like replacement surface would cost between £175,000 and £185,000.
- 4.4. The Constructor has also advised that the lifecycle planning is very much dependent upon the use of the pitch and how well the pitch is maintained over the period of its life. A pitch that is used heavily could need replacement within 9 to 10 years but there are many similar pitches that have lasted 15 years or longer. We have been advised that with carefully planned maintenance utilising a specialist contractor should enable us to expect the pitch surface to last for 12 years.
- 4.5. As a result of the above information the School has chosen to make some assumptions:
 - If we take the replacement cost as £185k in 12 years time (assuming 2% annual price inflation) the probable replacement costs would be in the region of £235k.
 - If we then consider this 235k and for simplicities sake assume that this money would need to be built up over a period of 10 years this would mean that we need to put aside approximately £23.5k annually.
- 4.6. The Trust ensures that all schools with All-Weather Pitches make appropriate arrangements to build up a 'replacement' or 'sinking' fund to ensure that pitches can be replaced when they reach the end of their life.
- 4.7. Our proposal for CHS South is that the school would commit to save £23.5k of funding, annually, into a special capital reserve to fund the replacement of the pitch. This would be for a period of 10 years. The funds for this would come from an element of unspent revenue funding (reserves) and a proportion from Community Use funding, according to the proportionate levels of use between School and Community Users. This funding would be in addition to any contributions to the annual maintenance and upkeep of the pitch. This funding would be clearly identifiable in the Trust's accounts.
- 4.8. Regular review of the condition of the pitch would be undertaken on an annual basis by our specialist contractors. The condition of the pitch would also be reviewed approximately every 5 years as part of the whole site Condition Survey, part of the Trust's Estate Strategy.
- 4.9. Throughout the 10-year period the funding approach to replacement would be reviewed. If the pitch appeared to be in poor condition, then the maintenance programme would be improved and adjustments made to increase the level of annual funding moved to the

replacement fund. If the condition of the pitch was felt to be good then the annual contribution to the replacement fund could be reduced after the expected replacement costs had been achieved.

- 4.10. A review of the 'Replacement Fund' reserves versus pitch condition will take place formally, on an annual basis, as part of the Trust's Resources and Finance Committee Work Programme.

5. MAINTENANCE OF ALL WEATHER PITCH

- 5.1. The School is committed to ensuring that the facilities we have been provided with are kept in optimum condition. This means we are committed to implementing an appropriate maintenance and care programme for our Artificial Pitch.
- 5.2. We recognise that good maintenance on a regular basis will have a positive influence on:
- the durability of the pitch,
 - the quality of the game,
 - the aesthetics of the Sports Facilities,
 - and of course, the security of the players and other users.

GENERAL PRINCIPLES

- 5.3. We will ensure that necessary maintenance will be carried out by an appropriately approved maintenance company, having the appropriate machinery, equipment and experience. The school will enter into an annual maintenance contract with such an approved contractor.
- 5.4. We will ensure that our site staff and regular users of the pitch are trained in how to play their part with good maintenance of the pitch by undertaking regular visual inspections and ensuring that the surface is kept free from debris and organic material. Our staff will ensure that the sand is kept evenly distributed throughout the pitch by regular brushing and will know what steps to take should sand need re-distributing or topping up to meet requirements.

FOOTWEAR

- 5.5. The School will implement an appropriate footwear policy for all users of the pitch. This will be well-communicated to all students and parents and will be made clear to all Community Users of our facility, backed up with visual reminders around the facility.
- 5.6. Inappropriate footwear will accelerate the wear of the artificial grass drastically and cause significant damage to the surface.
- 5.7. Correct footwear is dimpled trainers/boots for hockey and tennis shoes for tennis.

5.8. At no time should aluminum/metal bladed or studded boots or spikes be worn. For sand-dressed systems, flat shoes are more aggressive on the pile and therefore should be avoided.

5.9. For safety reasons teachers taking lessons and leaders of Community Use groups will be asked to check the shoes/boots of all users before every lesson / session to ensure appropriate footwear is worn and that footwear is clean.

Multi-studded trainer



Studded football shoe



Bladed trainer



Flat-soled trainer



Spikes



APPROPRIATE USE

- 5.10. The School will ensure that the only sports activities that take place on the pitch will be those for which the pitch has been specifically designed. Golfing, shot putting, javelin or discuss throwing is prohibited.
- 5.11. Regular users of the pitch will be advised to rotate where play on the surface takes place, especially when different play areas are available. This will lighten the load on the high-use areas of the pitch.
- 5.12. It is very important to keep the surface clear of any material that could affect the playing performance and characteristics of the pitch. Organic material will encourage moss/algae growth and could slow down drainage. All users will be asked to complete a visual check of the pitch surface before use and support the maintenance programme by removing any obvious debris from the surface before use.

MACHINERY, TRACTORS AND OTHER VEHICLES

- 5.13. Only approved maintenance vehicles, equipped with low pressure pneumatic turf tyres, are allowed on the playing surface (a vehicle should not exceed a total weight of 1Ton). The manufacturers recommendation is that only vehicles with pneumatic tyres having a maximum pressure of 2.5 kg/cm² or 35 PSI (pounds per square inch) should be used on the pitch.
- 5.14. Vehicles moving on the pitch must always travel at low speed, must turn carefully using wide arcs, avoiding abrupt braking or sudden acceleration.
- 5.15. To prevent burning or melting of the turf due to exhaust or overheating, vehicles must not be parked on the pitch. Maintenance of vehicles must not take place on the pitch e.g., adding fuel or oil as leaking fluids can cause stains and irreparable damage to the pitch surface.

MAINTENANCE PROCEDURE

MAINTENANCE ACTIONS	MINIMUM FREQUENCY	RECOMMENDED FREQUENCY
Removal of debris	As required	Daily
Cross Brushing	Monthly	First 3 months: Weekly After 3 months: At least every fortnight or after every 50 hours of regular play
Strong Brushing	Yearly	2 times/year
Maintain Infill	As required	As required
Anti-moss & Anti-weed treatment	Yearly	2 times/year

Inspection seams & general condition	Monthly	Weekly
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REMOVAL OF DEBRIS

- 5.16. Litter, leaves, twigs, paper, or other debris will be promptly removed from the surface to prevent them settling amid the grass fibres and avoiding the growth of moss and weeds on the pitch. In addition, unnecessary debris can endanger the players' safety.
- 5.17. A triangular brush, dragmat and/or a motorized vacuum sweeper (with leaf blower or manually) may be used, depending on the amount of debris to remove. In removing debris care will be taken not to remove too much of the sand infill.
- 5.18. The installation of boot brushes at all pitch access points will minimize mud and dirt on the field.

BRUSHING

- 5.19. To assist in maintaining the pitch in optimum condition, regular brushing of the pitch will be undertaken by the school's site team or appointed contractor. Brushing spreads the infill evenly and keeps it embedded between the fibres rather than on the tips of the surface. This straightens the pile, which improves the traction and the ball roll, and avoids compaction of the infill without damaging the grass fibre.
- 5.20. Brushing will take place in line with manufacturers recommendations after seeking guidance from an appropriate maintenance contractor.

STRONG BRUSHING OR AERATION / DE-COMPACTION

- 5.21. In line with manufacturers guidance strong brushing /de-compaction will take place twice a year. This helps to remove foreign particles, which have penetrated deeply into the infill, and loosens and de-compacts the infill. This procedure demands a combined system that brushes, cleans and de-compacts the sand. As a result a specialised maintenance company with access to the correct equipment that is needed to fulfil these requirements will be contracted to provide this service for the school.

MAINTAINING INFILL LEVEL

- 5.22. The site team will regularly inspect the sand level in the pitch and will arrange for this to be topped up as necessary using the same type of sand as in the original installation. Brushing will ensure a uniform distribution of the infill over the entire field guaranteeing a consistent performance of the field. Intensively and repetitive used areas may cause the infill to be displaced and will need additional infill material.
- 5.23. Some preventive actions are required before filling. The field must be free of litter, leaves, moss and weeds and the grass and the infill should be completely dry.

ANTI-MOSS AND ANTI-WEED TREATMENTS

- 5.24. In line with manufacturers guidance regular anti-moss and anti-weed treatments will be applied to the pitch as part of the contracted maintenance programme. This will usually be twice a year but additional guidance will be sought from our maintenance contractor as appropriate. Where possible the School will endeavour to take a preventative rather than curative approach to such treatments and will conform to local environmental regulations and guidance regarding the appropriate treatments to use.

SPECIALIST MAINTENANCE

- 5.25. If the pitch becomes severely contaminated or/and compacted, it may be necessary to call in a specialist maintenance company to rejuvenate. This involves taking out the sand and either cleaning or replacing with new. Please note this will only ever be done when recommended by a professional maintenance company.
- 5.26. Ordinarily, if the pitch is well maintained this will not be necessary. However, if poorly maintained, this may be necessary after several years' usage.

REMOVAL OF SNOW AND ICE

- 5.27. The artificial turf pitch can't, for safety reasons, be used when there is snow or ice on the surface. In general, snow or ice should be left to melt and drain off the system without assistance.

REMOVAL OF STAINS, GUMS AND FLUIDS

- 5.28. Artificial fibres have a high resistance to staining. As most stains are not true stains but rather a residue, water is in most cases the best cleanser. With a good fibre brush, warm water and a mild solution of neutral detergent you can remove more stubborn stains. Rinse abundantly to avoid slipperiness and let the surface dry. Stains are always easier to clean when they are fresh!
- 5.29. Gum can be removed by freezing with ice or ice spray.

REPAIRS

- 5.30. Some areas will be used more extensively than others (e.g., penalty spots) and seams or lines might get loose. These are minor problems, which can quickly become major problems if not corrected immediately.
- 5.31. They are not unusual and should not cause great concern. They can generally be repaired by the maintenance staff. Cuts, rips and tears in the surface not exceeding 15 cm or so in length can generally also be repaired by the maintenance staff.