



# LETTINGS POLICY

Policy adopted by Full Governing Board  
11 July 2024

## Policy Review History

<b>Length of policy cycle:</b>	Annual
<b>Date of last review:</b>	3.2.2026
<b>Governor:</b>	Vacant
<b>Next review:</b>	Spring 1 2027

### Rationale:

- The school premises represent an immense capital investment and should be fully utilised;
- They are a valuable community resource and as such every reasonable effort should be made to enable them to be used as much as possible;
- Educational usage of educational premises constitutes a natural priority;
- The school's delegated budget (which is provided for the education of its pupils) should not be used to subsidise lettings by community or commercial organisations;
- Profit margins will be welcome when derived from private or commercial usage but is not the objective when facilitating educational activity. All charges must at least cover costs.

### Definition of a letting:

A letting may be defined as '*any use of the school premises (buildings and grounds) by either a community group (such as a local choir or cubs/brownies), or a commercial organisation (such as a local branch of Weight Watchers)*'. A letting must not interfere with the primary activity of the school, which is to provide a high standard of education for all its pupils.

Use of premises for activities such as staff meetings, parents' meetings, governing board meetings and extra-curricular activities of pupils supervised by school staff, fall within the corporate life of the school. Costs arising from these uses are therefore, a legitimate charge against the school's delegated budget.

### Priority Usage:

The County Council has defined three bands of users:

- **Statutory** – usage laid down by statute will not be frequent but must be accommodated, at a rate to recover costs. The charging of a rent is prohibited by law. This could include use of school premises for election purposes as a polling station.
  - In an election, the Returning Officer for the District Council has the power in law to requisition any public buildings/premises they want for use as a polling station, including schools and while he/she will look for alternative facilities. However these are not always available (e.g. village halls or community rooms). Schools and public buildings have been chosen in the past precisely because they are an accessible, central, focal part of the community. Schools will be made aware of the need to use their facilities in good time. Where only part of a School is used for an election it is up to the Headteacher to decide whether or not to close the whole School for operational or security reasons.
  - In this event it is important the safety of pupils is not compromised and therefore the Head Teacher must carry out a risk assessment aimed at identifying control measures suitable to protect pupils. If you require any further guidance or assistance in drawing up a suitable risk assessment, please contact the Devon Health and Safety Services – Tel: 01392 382027.
- Candidates at parliamentary or local government elections are also entitled to the use of premises in a schools or other community meeting rooms, at reasonable times. This applies to any community, foundation or voluntary school in the electoral ward for which the candidate is standing (or an adjacent area, if no venues are available). At a Local Election, meetings must be for the purpose of holding public meetings to promote or procure the giving of votes in the forthcoming election only. However, candidates may only exercise these entitlements from the day the notice of election is published to the day proceeding the day of the actual election. This does not mean that candidates are entitled to the use of a room in school premises during the hours it is being used for educational purposes or the use of a meeting room that has already been booked under a prior arrangement. While candidates are entitled to use the facility (room) free of charge, they must meet the costs of preparing, heating, lighting and cleaning and restoring it to its usual condition after the meeting. You should be able to add to that the cost of any additional security involved as any meeting must be open to the public. Candidates must pay for any damage to the room or premises.

- **Designated** – these users should have priority of access except where a clash with statutory usage cannot be avoided. They should not be charged a higher fee than that which allows governors to recover the costs of providing facilities. Schools designate these users themselves, please refer to model policy for more information.
- **Private** – charges will be set and priority accorded within the governors' local lettings policy.

### **Local Lettings Policy:**

The governing board is responsible for adopting a lettings policy for the use of the school premises. A draft outline policy is provided in Appendix One for schools to personalise. The policy should be reviewed annually.

Organisations seeking to hire the school premises should approach the headteacher (**or named job title**), who will identify their requirements and clarify the facilities available. A lettings form should be completed at this stage.

## **Lettings Policy**

### **Policy Objectives**

The governors adopt and endorse the County's Lettings Policy and recognise the principles therein, namely:-

- (i) that school premises represent a significant capital investment and should be fully utilised ;
- (ii) are a valuable community resource;
- (iii) educational usage of education premises constitutes a natural priority;
- (iv) that a profit margin would be welcome when derived from private or commercial usage but is not the objective when facilitating education activity by designated users.

### **Priority Usage**

The governors have adopted the following categories of priority user :-

- i) statutory users;
- ii) designated users;
- iii) private users.

The governors have applied in each case the definitions identified in the Devon County Council lettings guidance.

**Statutory** – usage laid down by statute will not be frequent but must be accommodated, at a rate to recover costs. The charging of a rent is prohibited by law. This could include use of school premises for election purposes as a polling station.

### **Applications for Designated Status**

The governing board has reserved the right to determine those organisations additional to those who have already been so determined by the county council, which may have designated status. The governors will review this list each year in **January** for the purpose of deciding whether designated status is still appropriate. At other times of the year applications for designated status will be dealt with by the governing board on 'an as and when' basis.

### **Conditions of Hire**

The governors have adopted the standard Devon County Council account of hire. These terms form Appendix 1 to this Policy Statement.

## **Administration of Lettings**

### **General**

The governors recognise that it would be impossible for them to personally vet every applicant or organisation wishing to make use of the school premises. Accordingly they have delegated the authority to accept applications for hire to the Headteacher.

### **Variations**

No member of staff is allowed to vary that in terms and conditions from which the school premises are hired to either individuals or organisations nor to deviate from the governor's published charging policy.

### **Lettings Documentation**

All formal hiring of the school's premises, including those for which no charge is made, shall be properly documented. All hirers **must** complete a letting or hire agreement and are to receive a copy of the conditions of hire. The hire agreement is a contract which the governors may enforce at law.

### **Scale of Charges**

In arriving at their scale of charges the governors have followed the following principles:-

- i) that statutory users will be charged an amount commensurate with cost recovery;
- ii) that designated users will be charged no more than cost;
- iii) that private users will be charged on a cost plus an income margin for the school ;
- iv) that there will be parity of treatment for similar users;
- v) that overall the cost of letting school facilities will be recovered from users.

For the purpose of charging, the Headteacher is empowered to determine to which group any particular individual or organisation belongs. The basis of charging will be determined by the purpose for which a letting is arranged.

The scale of charges forms Appendix 2 to this policy statement.

### **Discounts**

These form part of the scale of charges (Appendix 2) and are the only permitted variations to the standard charges.

### **Value Added Tax**

The governors are constrained by law to apply value added tax to all transactions where this is appropriate.

### **Insurance**

The school must ensure that the Hirer has appropriate public liability insurance to cover all its legal liabilities for accidents resulting in injuries to persons (including all participants in the activity for which the premises are being hired), and/or loss of or damage to property, including the hired premises, arising out of the letting. The minimum limit for this insurance cover is £5 million. The hirer must produce the appropriate certificate of insurance cover before the letting can be confirmed.

### **Minimum charges and deposits**

The minimum hire period will be **one** hour.

The governors reserve the right to require a deposit over and above the hiring charge as a surety against damage to the premises (including any equipment) or the premises being left in an unacceptable condition necessitating their incurring additional cost for cleaning, caretaking or other expenses.

### **Cancellations**

Governors will seek to recover any cost incurred by the school which are unavoidable and result directly from the cancellation of a letting. Details of the charges are shown in the scale of charges in Appendix 2.

## **Payment methods**

The governors are mindful of their responsibilities in safeguarding the school from bad debt. Therefore payment at the time of booking is the norm for one-off hirers. For regular weekly hirers the school will issue an invoice each term in arrears, and for hirers using the premises for multiple evenings per week, a monthly invoice will be issued. In all cases where cash or cheques are paid over then an official receipt must be issued.

## **Extension of Credit**

The governors will allow the extension of credit to bone fide local organisations and individuals where they are satisfied that these are credit worthy. In all the cases the governors reserve the right to withdraw credit facilities where prompt payment is not received. The governors will not normally extend credit for lettings where the invoice value is less than fifty pounds (£50). The governors have chosen to delegate the approval of credit facilities to the Headteacher who is to maintain a list for the guidance of administrative staff. In all cases where credit is advanced the invoice is to be raised at the time of booking.

## **Security**

The governors will not normally insist upon continuous caretaking presence. However they reserve the right and delegate power to the headteacher to insist upon caretaking presence where in his/her view the nature of the hiring may leave the school vulnerable to theft or damage.

## **Review of Policy**

The governors will review the policy annually and the scale of hire charges for the forthcoming year will also be reviewed and updated.

## **Appendix One**

### **Letting of Educational Premises and Grounds - Terms and Conditions of Hire**

NB References in this form to Devon County Council shall, in relation to school premises, be construed as references to the governors of that school. The Law which applies is the Law of England.

#### **APPLICATION AND FEES**

1. The signatory of the application shall be the hirer. Where a promoting organisation is named in the application, that organisation shall also be considered the hirer and shall be jointly and severally liable hereunder with the signatory.
2. The fee payable for the hiring shall be calculated in accordance with the scale of charges published by the Governors. The Governors reserve the right to alter or revise these charges at any time.
3. The fee for an occasional hiring shall be paid to the person authorising the hiring within five days of such hiring being approved and upon receipt of such fee the hiring shall stand confirmed subject to the provision of condition 4. In the case of a long-term letting the governors of the hired premises may at their discretion permit the periodic payment of hire charges in arrears.

#### **CANCELLATION**

- 4 . The Governors or their agent(s) acting on their behalf must reserve the right, having good reason, at any time without notice to cancel a hiring or withdraw permission for the hirer to occupy any part of the hired premises on any particular date. In such event the Governors shall not incur any liability whatsoever to the hirer other than for return of any fee or the appropriate part of any fee paid in respect of the hiring.
5. If the hirer shall cancel the hiring of the premises then the Governors shall be entitled to retain or demand as the case may be the whole of the fee paid in respect of such cancelled hiring; PROVIDED THAT if notice of such cancellation is received at least seven days prior to the date of the hiring the fee will be refunded or remitted to the hirer subject only to any necessary deduction or payment in respect of expense already incurred by the Governors or the Council in respect of that hiring.
6. Bookings are taken subject to the premises not being subsequently required for Parliamentary or Local Government elections or other statutory purpose. In the event of the premises being so required, the Governors will refund to the Applicant all charges made by them and already paid by the Applicant. Neither the Governors nor the Council shall be liable to pay any compensation for any loss incurred by the Applicant.

#### **INSURANCE**

7. The hirer's use of the hired premises is conditional on the hirer holding appropriate liability insurance. A copy of such insurance shall be provided to the school at the time of booking.

#### **FURNITURE AND EQUIPMENT**

8. The hirer's use of the hired premises shall be deemed to include the use of chairs and tables only.
9. The arrangement of furniture and/or the use of additional furniture or equipment will require the specific approval of the Governors. Such use may be subject to the scale of charges published by the Governors.
10. Where additional equipment is required by the hirer this will be subject to an additional charge according to the Governors' published scale.

#### **KITCHEN FACILITIES**

11. Kitchen facilities and facilities for the preparation of refreshment are not included in the hiring unless prior consent for the use of such facilities has been given by the Governors. Such use must at all times be supervised adequately. Separate conditions of hire exist for catering facilities; where catering facilities form

part of the contract these conditions, which can be obtained from the school, are deemed to have been accepted.

## **HEALTH, SAFETY AND CONDITION OF PREMISES**

**12.** The hirer/hirers shall during the hiring be responsible for:

(a) taking all measures necessary to ensure that the permitted number of persons using the hired premises is not exceeded; and that Providers who are hiring follow the guidance on protective measures for providers of:

- community activities
- holiday or after-school clubs
- tuition
- other out-of-school settings

(b) the efficient supervision of the hired premises and for the orderly use thereof including the observance of the governors' policy on no smoking on school premises;

(c) ensuring that all doors giving egress from the hired premises are kept unfastened and unobstructed and that no obstruction is placed or allowed to remain in any corridor giving access to the hired premises;

(d) ensuring that all proper safety measures are taken for the protection of the users of the premises and equipment including adequate adult supervision where young people are concerned;

(e) familiarising themselves and the users of the premises with the fire-alarm positions, the locations of the fire-fighting equipment and the establishment's exit routes;

(f) ascertaining the location of the nearest emergency telephone;

(i) The provider must inform the Local Authority and Public Health England South West Health Protection Team of any suspected or confirmed cases immediately and follow Local Authority and Public Health England South West Health Protection Team advice and protocols.

- **SW HTP/PHE** - call **0300 303 8162** (please note the recorded message is quite lengthy but schools are urged to hang on)
- **DCC** – schools priority alerts mailbox: [educate.schoolspriorityalerts-mailbox@devon.gov.uk](mailto:educate.schoolspriorityalerts-mailbox@devon.gov.uk)

(j) compliance with the Food Safety Act and related legislation where catering facilities are involved.

**13.** The hirer shall at the end of the hiring be responsible for:

(a) ensuring that the hired premises are vacated promptly and quietly with a 48 hours lead-in-time before premises are used by the school;

(b) ensuring that the hired premises are left in a safe and secure condition and in a clean and tidy state.

Failure to comply with these conditions may lead to additional charges.

## **RESTRICTIONS**

**14.** No nails, tacks, screws, nor other like objects shall be driven into any part of the hired premises nor shall any placards, decorations or other articles be fixed thereto. No alterations or additions to any electrical installations, either permanent or temporary, on the hired premises may be made without the written consent of the Governors. Electrical apparatus must be switched off after use and plugs removed from sockets.

**15.** The hirer shall not permit or suffer any damage to be done to the hired premises or any furniture or equipment therein and shall make good to the satisfaction of the Governors and pay for any damage thereto (including accidental damage) caused by any act or neglect by himself, his agents or any person on the hired premises by reason of the use thereof by the hirer.

**16.** It is understood and agreed that the Governors do not, either expressly or by implication, warrant the premises to be fit or suitable for any sporting or recreational purpose for which the hirer intends to use them but rely entirely on the skill, knowledge and expertise of the hirer in choosing so to use them and require the hirer to discontinue that use immediately upon it becoming reasonably foreseeable that by reason of their condition a participant in or spectator to that sport or recreation or any other person is in danger of suffering injury, loss or damage.

**17.** No overnight or residential provision to children

**18.** Except insofar as the Unfair Contract Terms Act, 1977 (or any statutory modification or re-enactment of it) otherwise requires, neither the governors or someone acting on their behalf will be responsible or liable in any way whatsoever or to any person whatsoever (and whether or not there shall be any negligence by its servants or agents) in respect of:

- (a) any damage or loss of any property brought on to or left upon the hired premises either by the hirer or by any other person;
- (b) any loss or injury which may be incurred by or done by or happen to the hirer or any person resorting to the hired premises by reason of the use thereof by the hirer;
- (c) any loss to breakdown or machinery, failure of electrical supply, fire, flood or government restriction which may cause the hiring to be interrupted or cancelled; and the hirer shall be responsible for and shall indemnify the school its servants and agents against all claims, demands, actions and costs arising from the hirer's use of the hired premises or from any loss, damage or injury suffered by any person arising in any manner whatsoever out of the use of the hired premises by the hirer.

## **LICENCES**

**19.** The hired premises shall not be used for the sale or supply of intoxicating liquor, or the holding of any public entertainment, theatrical performance, film exhibition, lottery or other similar function without the consent of the Governors, and such consent shall be subject to the hirer first obtaining the necessary licence or permission required under current legislation, and producing this for the scrutiny of the Governors if required;

## **SAFEGUARDING**

**20.** Where Newton Poppleford Primary School premises are hired by/for groups including young people or vulnerable adults, the group must have a safeguarding statement and policy, clear and robust safeguarding procedures and DBS checks in place. The hirer will be asked to supply a copy of their safeguarding statement and policy at the time of booking.

**First Adopted:**

**Reviewed annually, see page 2 of policy for date**

# NEWTON POPPLEFORD PRIMARY SCHOOL

## Letting and hire application form

### APPLICATION for HIRE of SCHOOL PREMISES AND/OR GROUNDS

#### DETAILS OF HIRER

Name of Organisation or Hirer .....

Name of Responsible Officer .....

Address of Hirer .....

..... Post Code .....

Position in Organisation .....

Contact Phone Number(s) .....

Purpose of Hire .....

- I wish to hire the premises as detailed in the attached quotation.
- I have received a copy of the conditions of hire and I agree to abide by them.
- I agree to pay all charges that may be due.
- I acknowledge that my attention has been drawn to the requirement of having at least £5m of insurance cover for Public Liability. A copy of the policy will be shown when submitting this application form.
- I acknowledge that my attention has been drawn to the requirement to comply with the school's safeguarding requirements.
- I can confirm that the use of the premises will NOT include the playing of pre-recorded music.

**Yes/No\*** (Please circle as appropriate) (See note below)

- I agree that our activities will comply with DfE Protective measures for out-of-school settings during the coronavirus (COVID-19) outbreak (1 July 2020)
- I agree that in dealing with suspected and confirmed Covid cases, government guidance will be followed along with South West Health Protection Team protocols.
- I agree that all PPE required to comply with DfE Protective measures for out-of-school settings during the coronavirus (COVID-19) outbreak (1 July 2020) and School RA100 risk assessment be provided by hirer.
- I can confirm that I have read and will abide by all DfE guidance which relates to the service I will be providing on the school site.

\* NOTE If you have circled No, under the terms of clause 19 of the lettings policy, you are required to provide a copy of the Phonographic Performance Licence to authorise the usage of pre-recorded music before this letting can be approved.

Room/Area required .....

Date(s) Required	Time(s) required (From/To)

Signed \_\_\_\_\_ Date \_\_\_\_\_

#### **APPROVAL OF LETTING**

I approve this letting on behalf of Newton Poppleford Primary School.

I confirm I have seen the insurance policy confirming £5m Public Liability cover of the hirer.

Insurance company \_\_\_\_\_

Policy No. \_\_\_\_\_

A copy of the Phonographic Performance Licence to authorise the usage of pre-recorded music for this letting is attached, if appropriate

Signed \_\_\_\_\_ Date \_\_\_\_\_

Position held in school \_\_\_\_\_

## **Appendix Two**

# **Newton Poppleford Primary School Scale of Charges**

These charges apply from July 2024

### **Designated Users and Private Users**

Hourly rate of £25/hour

Caretaking: if required (in addition to above)

Opening & closing - £ Charged at cost of staff member and dependent on hours

Cleaning, if necessary – charged at cost

### **Statutory Users**

For use as a Polling Station, cost of Caretaker only £20

VAT to be added where applicable.

**PLEASE NOTE THAT FOR OCCASIONAL HIRING, THE FULL CHARGE MUST BE PAID IN ADVANCE AND WITHIN FIVE DAYS OF BEING APPROVED.**

### **ADDITIONAL ITEMS CHARGED FOR REFERRED TO IN THE CONDITIONS OF HIRE SHALL INCLUDE (IF AGREED BY THE GOVERNORS):**

- (i) photocopying at rate per sheet
- (ii) use of the projector - £No Charge
- (iii) staging £100
- (iv) use of kitchen £25
- (v) cancellation by the hirer within seven days of the event - £ Hire cost payable
- (vi) if required, a refundable deposit of £500 to cover potential cleaning and damage.

Refunds to hirers will be made in the event that the school premises are required for use by the school or as a Polling Station. Refunds will also be considered in the event of extreme weather conditions.

**VAT (where applicable) SHALL BE PAID AT THE STANDARD RATE**