



School Premises Lettings Policy

Policy Code:	F22
Policy Start Date:	October 2021
Policy Review Date:	October 2024

1. Aims

1.1 We aim to:

- Make sure the school's premises and facilities can be used, where appropriate, to support community or commercial organisations;
- Allow the hiring of the premises without using the school's delegated budget to subsidise this;
- Charge for the use of the premises to cover the costs of hire and, where appropriate, raise additional funds for the school;
- Not let any hiring out of the premises interfere with the school's primary purpose of providing education to its pupils.

2. Areas available for hire

2.1 Available areas

The school will permit the hire of the following areas:

- Sports hall
- Library
- Classrooms
- Playing fields

3. Capacity and charging rates

The capacity and rates for hiring each area are as follows:

AREA	CAPACITY	COST
Main hall*	<ul style="list-style-type: none">• Seating – up to school's agreed capacity• Available from 6pm to 9pm	£15 per hour (within the school day) £25 per hour (out of school hours)
Studio*	<ul style="list-style-type: none">• Up to 50 seating• Available from 6pm to 9pm	£15 per hour (within the school day) £25 per hour (out of school hours)
Playing field		£15 per hour (within the school day) £25 per hour (out of school hours)

*Where applicable, the main hall and studio can be joined together to make one larger area, with capacity for up to xxx seats. (Individual schools to state capacity)

3.1 Rates

The rates for hiring out different areas are listed in the table in section 2.2 above. We may decide that certain organisations or activities can use the premises for a reduced rate, or free of charge, if it supports the core aims of the school.

3.2 PFI Evening Charges: For PFI schools, additional charges may apply beyond 7pm.

3.3 **Cancellations**

We reserve the right to cancel any agreed hiring with a minimum of 7 days' notice. A full refund will be issued if we do cancel a hire. The school shall not be liable for any indirect or consequential losses, including (without limitation) any loss of profits, loss of business or the loss of any revenue arising out of the cancellation of any hire.

The hirer of the premises can cancel any hire with a minimum of 7 days' notice. If less notice than this is given, the licensee shall not be entitled to a refund.

3.4 **Review**

3.4.1 The revenue raised from hiring out will be reviewed by the relevant School Operations Manager and Headteacher, and will be fed into the school's financial reporting, to ensure best value is being achieved.

3.4.2 An annual summary evaluation of lettings use and income will be conducted by the Director of Governance and Operations.

4. **Application process**

Those wishing to hire the premises should fill out the hire request form (available at Appendix 1) and read the terms and conditions of hire set out in section 5. (NB self-employed hirers may require DBS – see Safeguarding page 5)

The hirer should fill out and sign the hire request form and submit it to the school office. Approval of the request will be determined by the SOM/Site Manager and Headteacher.

If the request is approved, we will contact the hirer with details of how to submit payment and make arrangements for the date and time in question. We will also send on details of the emergency evacuation procedures and other relevant health and safety documents. The hirer will also need to provide proof of their public liability insurance.

We reserve the right to decline any applications at our absolute discretion, in particular where the organisation does not uphold the values of the school, or reputational damage may occur.

5. **Terms and conditions of hire**

The following terms and conditions must be adhered to in the hiring of the school premises. Any breach of these terms will result in cancellation of future hires without refund.

1. "Hirer" means the person or entity identified in the relevant hire request form.
2. The hirer shall pay the full amount as stipulated by the school, and shall not be entitled to set off any amount owing to the school against any liability, whether past or future, of the school to the licensee.
3. The hirer shall occupy the part(s) of the premises agreed upon (inclusive of toilets, water facilities) as a non-exclusive licensee and no relationship of landlord and tenant is created between the hirer and the school by this licence.

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4. The hirer shall not sub-licence any of the premises under the licence.
5. The hirer shall not use the premises for any purpose other than that agreed upon in the licence, as set out in the hire request form.
6. Any additional uses of the premises not agreed in writing by the school will result in the immediate termination of the licence.
7. The school shall retain control, possession and management of the premises and the hirer has no right to exclude the school from the premises.
8. The hirer shall be responsible for all matters relating to health and safety and shall be responsible for those in attendance during the specified time and must take out its own public liability insurance with a reputable insurer approved by the school and, where requested by the school, shall provide of copy of the relevant insurance certificate no less than 10 days before the start date of the licence.
9. The hirer shall not conduct, nor permit or suffer any other person to conduct, any illegal or immoral act on the premises, nor any act that may invalidate any insurance policy taken out by the school in relation to the premises.
10. The hirer shall indemnify and keep indemnified the school from and against:
 - a. any damage to the premises or school equipment;
 - b. any claim by any third party against the school; and
 - c. all losses, claims, demands, fines, expenses, costs (including legal costs) and liabilities, arising directly or indirectly out of any breach by the hirer of the licence or any act or omission of the hirer or any person allowed by the hirer to enter the premises.
11. Save that nothing in the licence shall exclude or limit either party's liability for personal injury or death arising from the negligence of either party or any other liability that cannot be excluded by law, the school shall not be responsible for any losses of a direct or indirect nature, and its maximum liability to the hirer shall not exceed the total fees paid or to be paid to the school by the hirer under the licence.
12. Any cancellations by the hirer received with less than 7 days' notice will not be refunded.
13. The hirer will read the emergency evacuation procedures and be ready to follow them in the event of a fire or other similar emergency.
14. The hirer will leave the premises in the condition it was found in, leaving the area clean and tidy and not leaving any of their own equipment behind.
15. The hirer shall not display any advertisement, signage, banners, posters or other such notices on the premises without the prior written agreement from the school.
16. If the hirer breaches any of the terms and conditions the school reserves the right to terminate the licence and retain any fees already paid to the school,

without affecting any other right or remedy available to the school under the licence or otherwise.

17. The hirer shall observe the maximum capacity rules of the part(s) of the premises being hired and not allow this to be breached.
18. The hirer will acquire all appropriate additional licenses for any activities they are running, including those required for use of any third party intellectual property.
19. The hirer is responsible for carrying out any risk assessments of the premises relating to the activities they are running.
20. The hirer shall comply with all applicable laws and regulations relating to its use of the premises.
21. The school's premises hire policy, the relevant hire request form submitted by the hirer and the relevant hire confirmation letter issued by the school shall apply to and are incorporated in the licence.
22. This licence shall be governed, construed and interpreted in accordance with the laws of England and Wales.
23. The school and the hirer irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising from this licence.

6. Safeguarding

We are dedicated to ensuring the safeguarding of our pupils at all times.

It is the responsibility of the hirers to ensure that safeguarding measures are in place while hiring out the space.

If there is a chance that those hiring the premises will come into contact with pupils, for example if the hire occurs during school hours, or when pupils may be present in the school (during after school clubs or extra-curricular activities), we will ask for confirmation that the hirers have had the appropriate level of DBS check completed.

If a self-employed person wishing to hire the school premises with the intention of providing regulated activity to children and young people, the school **MUST** apply for an enhanced DBS with Children's barred list. The cost of the DBS application will be met by the hirer and included within the hire costs. Full DBS clearance will be required prior to the commencement of any premises hire.

- a) At the point of agreeing to lease the school premises, it is good practise to check whether the self-employed person is registered with a regulatory body and contact them to ascertain whether they have any information of concern about the respective person applying.
- b) At the point of agreeing to lease the premises, the self-employed person will be asked to provide the details of any other schools they have already been working with, for the

purpose of reference. School will then check whether there have been any concerns raised. This information to be kept on file and shared with LADO if contacted.

Appendix 1: Hire request form

Before filling out a request form, please familiarise yourself with our terms and conditions for the hire of our premises and our rates of hire, which you can find in sections 2 and 5 of this policy. If you have any questions, please contact the school, telephone: **xxxxxxx**, email: enquiries@xxxx

Name of applicant/organisation and company number (where applicable)	
Applicant contact details	Address: Phone no: Email address:
Preferred method of contact	
Purpose/activity of organization (to include details of those who will be on site during hire i.e. age range)	
Part of the premises requesting to be hired	
Date and time of first hire	
Is this a recurring request, or one off? If recurring, indicate the frequency and number of occurrences (e.g. weekly, 10 weeks)	
Number of expected participants in the activity	

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Additional equipment you will require from the school (please note we may not always be able to provide this but will inform you where this is/is not possible)	
Additional equipment you will be providing yourself	

By signing below, I agree to the terms and conditions set out in the school's premises hire policy.

Name: _____

Date: _____

Signature: _____

Please return this form via email to enquiries@xxxxxx or to the school office at xxxxxx. We will be in touch to inform you if your application is successful, and if so details of the full cost and documents that will need to be shared.

Appendix 2: Confirmation of licence template letter (this section is for office use only and will be deleted for publication on the school website)

Dear [contact name]

Thank you for submitting your hire request form to us.

We're pleased to say the area you've requested is free on the date(s) and time(s) of your request and we'd be happy to grant a non-exclusive licence to you to use the area for the purpose set out in your request form, subject to the enclosed terms and conditions.

Based on the length of time and area requested, the full amount for the hire will be £[insert amount]. You can pay us by [insert payment method(s) and details here]. We request full payment of the fee by [insert date]. We'll also require you to submit to us proof of your public liability insurance.

We've provided with this confirmation details of emergency evacuation procedures in the event of a fire/similar emergency. Please make sure you're familiar with these before the date of hire.

You can contact [named contact and details] with any questions about hiring the premises.

Kind regards

[School Office/SOM/Headteacher]