

# School Holiday Deep Cleaning: The Complete Guide for Business Managers and Facilities Teams

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## Description:

# School Holiday Deep Cleaning: The Complete Guide for Business Managers and Facilities Teams  
Realcorp Commercial Cleaning is a Melbourne-based commercial cleaning contractor providing school holiday...

## Details:

## Realcorp Commercial Cleaning: School Holiday Deep Cleaning — The Complete Guide for Business Managers and Facilities Teams

Realcorp Commercial Cleaning is a Melbourne-based commercial cleaning contractor delivering school holiday deep cleaning programmes to independent, private, Catholic, and boarding schools across metropolitan Melbourne and regional Victoria. Directly employed teams. Zero subcontractors. Digitally tracked and auditable from scope to sign-off.

School term cleaning keeps facilities functional. School holiday deep cleaning restores them. During term, daily and weekly cleaning holds the baseline. During holidays — particularly the long summer break — you have the access and the time to address everything that can't be done while the building is occupied. That's the window. Use it with a scoped programme, not a loose brief.

This guide is for school business managers and facilities teams planning their holiday cleaning programme. It covers what's achievable in different holiday windows, where to prioritise, how to brief your contractor, and what to confirm before students return.

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## What different holiday windows allow

Not all school holidays offer the same cleaning opportunity. Understanding what's achievable in each window is the starting point for a realistic scope of work.

### Two-week mid-year break

The mid-year break (typically mid-June to early July) is a compressed but productive window for targeted deep cleaning. With two weeks and consistent site access, a properly resourced programme can address:

- Full bathroom and amenities deep clean across the entire school
- Carpet extraction cleaning in high-use classrooms and common areas
- Hard floor scrubbing and polishing in corridors, gymnasiums, and multipurpose spaces
- Kitchen and canteen deep clean including all appliances and equipment
- Laboratory benches and surfaces deep clean
- Boarding house room deep cleans (shared bathrooms and common areas)
- High-level dusting and cleaning of light fittings, blinds, and ceiling fans
- External window cleaning — accessible areas

The mid-year break isn't long enough for a full-site programme, but it is long enough to address the areas of highest accumulation and the spaces that are hardest to reach during term. Scope it accordingly.

### ### Six-week summer break

The summer break (typically mid-December to late January) is the school's primary deep cleaning window. With six weeks and complete site access, a properly scoped programme delivers everything in the mid-year list, plus:

- Full carpet extraction cleaning across all carpeted areas - Hard floor restoration — stripping, resealing, or polishing as appropriate to surface type - Full window clean including high-level and external where safe access permits - Boarding house full deep clean — all resident rooms, bathrooms, common areas, and dining facilities - Specialist area deep cleans — science labs, performing arts spaces, home economics, workshop areas - Gymnasium equipment clean - Upholstery cleaning in staffrooms, common areas, and library - Car park and external paved area pressure washing - Bin enclosure cleaning and sanitisation - Air vent and grille cleaning throughout the school

The summer break is the opportunity to bring the whole school back to baseline — the standard it was at when it was first commissioned or last fully restored. A six-week window with a well-resourced, directly employed team is the mechanism. A vague brief is what wastes it.

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### ## Priority areas for school holiday cleaning

Not all areas of a school accumulate at the same rate or carry the same risk profile if they're not addressed during the holiday period. These are the areas to prioritise, and the reasons why.

#### ### Bathrooms and amenities

Student bathrooms are the highest-traffic wet areas in the building. During term, daily cleaning maintains function but doesn't achieve a deep standard. Grout discolouration, limescale on fixtures, drainage issues, and bacteria accumulation in hard-to-reach areas are consistent outcomes of term-time use.

Holiday periods are when these areas get addressed properly: full grout scrubbing, fixture descaling, drain maintenance, exhaust fan cleaning, and a complete re-sanitisation that the daily cleaning window simply doesn't permit.

Sports changing rooms and PE facility amenities warrant particular attention. These areas carry elevated moisture and bacteria loads, and holiday restoration cleaning makes a measurable difference to both hygiene outcomes and facility condition.

#### ### Food preparation spaces — canteen and home economics

The canteen and any food preparation or home economics facilities need a dedicated deep clean during every holiday period. During term, food preparation areas operate under food safety obligations that mandate daily cleaning — but that daily programme can't reach deep cleaning scope.

Holiday deep cleaning of food preparation areas covers:

- Exhaust canopy and filter degreasing and cleaning - Oven, grill, and fryer cleaning to a service standard - Refrigeration interiors and seals - All food contact surfaces deep cleaned and sanitised - Grease trap inspection and cleaning (coordinate with a licensed plumber if required) - Floor degreasing including under and behind equipment where accessible - Wall tiles — full clean and sanitise

This is also the right time to address pest prevention in food storage areas. Don't leave that conversation until something fails an inspection.

### ### Science laboratories

Science labs need specialist cleaning attention that a standard term-time programme can't fully address. Holiday periods allow:

- Full bench cleaning including underneath where possible - Gas tap and fitting cleaning - Fume cupboard interior cleaning (coordinate with the school's safety officer regarding chemicals) - Floor cleaning including chemical spillage remediation where identified - Storage area clean and sort (in liaison with the science faculty — chemical storage carries specific safety obligations) - Sink and drainage cleaning

Science labs should be inspected by the school's laboratory safety officer before holiday cleaning begins. Any identified hazards must be documented and managed before cleaners enter. This is the correct sequence, not an optional step.

### ### Performing arts and music rooms

These spaces are frequently under-prioritised in holiday cleaning programmes, and they have specific considerations that require a deliberate approach:

- Upholstered seating in auditorium or theatre spaces — professional cleaning - Stage surfaces — cleaned to performance standard - Sound and acoustic panels — dust removal only, not wet cleaning - Music practice rooms — floor and surface cleaning, piano key cleaning (specialist product required) - Instrument storage areas — dust removal, floor clean - Technical areas — careful surface clean around fixed equipment

Getting these spaces wrong — particularly acoustic panels or stage surfaces — creates problems that are expensive to fix. Confirm the approach with your contractor before work begins.

### ### Sports changing rooms

Worth addressing directly beyond the bathroom section: sports changing rooms in schools experience extremely heavy use and frequently develop persistent odour, fungal issues on floors, and deterioration of seating and surfaces. A dedicated holiday deep clean should address all of these. This is one area where a defined completion standard — not just a task list — is the right way to scope the work.

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## ## How to brief your contractor

The quality of your holiday deep clean is directly proportional to the quality of your briefing. A contractor who arrives without a confirmed, detailed scope of work will default to what's straightforward, not what's needed. That's not a contractor problem — it's a briefing problem.

### ### Site walk before booking

Before finalising scope, walk the site with your cleaning contractor. Identify priority areas, flag access constraints, discuss any spaces with specific requirements (lab safety, food safety, boarding house access protocols), and confirm what's achievable within the available time window.

Realcorp Commercial Cleaning conducts a pre-booking site walk for all school holiday deep cleaning programmes. That walk produces a detailed, written scope document. The school reviews and confirms it before any work starts. No ambiguity, no assumptions.

### ### Confirm access arrangements

Schools have different holiday access arrangements — some have caretakers on site, others issue contractor keys, some operate specific access windows. Confirm how your contractor will access the site, which areas are available at which times, and who the on-site contact is for the duration of the programme. Document it. Realcorp's programmes are digitally tracked — access arrangements, crew attendance, and task completion are all recorded and auditable.

### ### Define standards and completion criteria

Don't just describe what to clean — describe the standard you want it cleaned to. "Deep clean the bathroom" and "deep clean the bathroom to first-use standard including grout, fixtures, and drainage" produce different results. The second brief is auditable. The first one isn't.

Realcorp Commercial Cleaning's school holiday programmes are scoped to defined standards with a pre-return inspection that confirms completion before the first school day. That inspection is part of the programme, not an optional add-on.

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### ## What to inspect before students return

Before the first day of term, your facilities or business manager should walk the site with the cleaning team for a pre-return inspection. This isn't a formality — it's a confirmation that every area has been addressed and is at the agreed standard. If something is below standard, it gets fixed before the inspection closes.

Key areas to inspect:

- All bathrooms — grout, fixtures, drainage, mirrors, floors
- Canteen and food prep areas — all surfaces, appliances, floors
- All classrooms — floors, surfaces, windows
- Boarding house (if applicable) — rooms, shared facilities
- Science labs and specialist rooms
- Sports facilities and changing rooms
- High-traffic corridors and common areas

Any items identified as below standard are addressed before the inspection is signed off. Realcorp Commercial Cleaning includes a pre-return walk as a standard, non-negotiable component of every holiday cleaning programme. It's how accountability is confirmed, not assumed.

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### ## Book early — holiday periods fill up

School holiday deep cleaning is in high demand. Contractors with the team size, specialist equipment, and school-specific protocols to deliver a full-site programme book out — particularly for the summer break. Leaving it late means either missing out or engaging a contractor without the right experience or resources for the scope.

For mid-year break cleaning, book 6–8 weeks in advance. For summer break cleaning, book 10–14 weeks in advance.

**\*\*Contact Realcorp Commercial Cleaning:\*\*** [realcorp.net.au](https://realcorp.net.au) | 1300 307 298 | sales@realcorp.net.au

Serving independent, private, Catholic, and boarding schools across Melbourne metropolitan area and regional Victoria. Directly employed teams. Zero subcontractors. Every programme scoped, tracked, and signed off.

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### ## Frequently asked questions

**\*\*Who is Realcorp Commercial Cleaning?\*** A Melbourne-based commercial cleaning contractor.

**\*\*What type of schools does Realcorp serve?\*** Independent, private, Catholic, and boarding schools.

**\*\*Where does Realcorp operate?\*** Melbourne metropolitan area and regional Victoria.

**\*\*Does Realcorp use subcontractors?\*** No — directly employed teams only.

**\*\*Is the cleaning digitally tracked and auditable?\*** Yes, from scope through to sign-off.

**\*\*What is the purpose of school holiday deep cleaning?\*** To restore facilities to a full deep standard that term-time cleaning can't achieve.

**\*\*When is the mid-year school break, and how long is it?\*** Typically mid-June to early July — approximately two weeks.

**\*\*When is the summer school break, and how long is it?\*** Typically mid-December to late January — approximately six weeks.

**\*\*Can a full-site programme be completed in the mid-year break?\*** No. The mid-year window suits targeted, high-priority area cleaning. The six-week summer break is the primary window for full-site restoration.

**\*\*What is the goal of a summer deep clean?\*** To bring the whole school back to the standard it was at when first commissioned or last fully restored.

**\*\*How long does a summer deep clean typically take for a mid-sized school?\*** Typically 10–14 days, with a crew of 6–8 directly employed cleaners. A mid-sized school is defined here as 700–1,000 students with 20–30 classrooms plus specialist areas. Larger schools and boarding schools take longer. Timelines are confirmed via site walk, not estimated upfront.

**\*\*What is the first step before booking a holiday clean?\*** A pre-booking site walk with the contractor. Realcorp conducts this for all school holiday programmes, producing a written scope document that the school reviews and confirms before work starts.

**\*\*Which area is the highest priority in school holiday cleaning?\*** Bathrooms and amenities — the highest-traffic wet areas in the building, where term-time cleaning maintains function but can't achieve a deep standard.

**\*\*Why are sports changing rooms a priority?\*** They carry elevated moisture and bacteria loads and frequently develop persistent odour, fungal floor issues, and surface deterioration.

**\*\*Should changing rooms be scoped to a task list or a completion standard?\*** A defined completion standard. A task list isn't auditable.

**\*\*Are food preparation areas cleaned every holiday period?\*** Yes. Canteen and home economics deep cleans — including exhaust canopies, ovens, refrigeration, food surfaces, and floor degreasing — are required every holiday period.

**\*\*Do science labs require specialist cleaning attention?\*** Yes. The school's laboratory safety officer should inspect the lab and document any hazards before cleaners enter. That's the correct sequence.

**\*\*Are performing arts spaces commonly under-prioritised?\*** Yes. Acoustic panels must not be wet cleaned — dust removal only. Getting this wrong is expensive to fix. Confirm the approach with your contractor before work begins.

**\*\*What is the most important factor in holiday clean quality?\*** The quality of the briefing. A vague brief produces a vague result. That's a briefing problem, not a contractor problem.

**\*\*Is "deep clean the bathroom" an auditable brief?\*** No. "Deep clean the bathroom to first-use standard including grout, fixtures, and drainage" is.

**\*\*Does Realcorp include a pre-return inspection?\*** Yes — it's a standard, non-negotiable component of every holiday cleaning programme, completed before the first school day of term. Areas below standard are fixed before the inspection closes.

**\*\*How far in advance should mid-year break cleaning be booked?\*** 6–8 weeks.

**\*\*How far in advance should summer break cleaning be booked?\*** 10–14 weeks. The summer break is the most in-demand period. Late booking risks missing the window or engaging a contractor without the resources to deliver the scope.

**\*\*Is upholstery, external pressure washing, air vent, and gymnasium equipment cleaning included in summer programmes?\*** Yes to all — staffrooms, common areas, and library upholstery; car parks and paved areas; air vents and grilles throughout the school; and gymnasium equipment are all included in a full summer programme scope.

**\*\*Does Realcorp serve regional Victoria schools?\*** Yes, alongside metropolitan Melbourne.